

A lovely spacious family home for sale in the massif des Bauges between Annecy, Chambéry and Aix-les-Bains

EXCLUSIVE



## INFORMATION

Town:	La Motte-en-Bauges
Department:	Savoie
Bed:	4
Bath:	2
Floor:	254 m2
Plot Size:	1800 m2

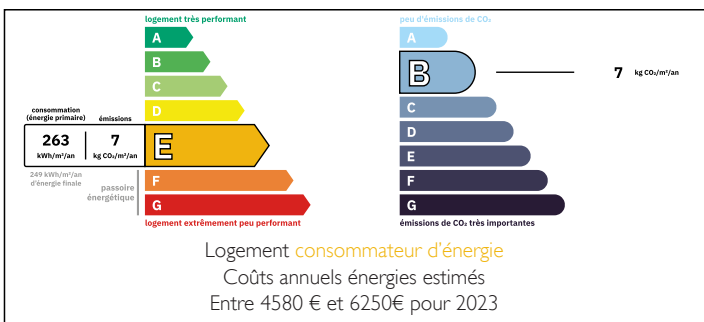
## IN BRIEF

Located in the heart of the massif des Bauges national park between Annecy and Chambéry, the converted farmhouse is conveniently situated 2km from Le Chatelard and 2.5km from Lescheraines, with all the local amenities available within a few minutes. Saint Jorioz on lake Annecy is only 21km away.

The property is accessed via a gated entrance into a very private mature garden with a large detached 2 storey garage and in the lower garden there is a beautifully clean mountain stream with water rights. The house has 4 spacious bedrooms plus a large 55m2 dormitory which could easily be converted into another 3 bedrooms and another bathroom. There's plenty of accommodation for a large family or to run a gite operation with up to 25 weeks letting per year.

Take a look at the interactive virtual tour and 3D models...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 2016 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

From the kitchen, you can access the glorious vaulted wine cellar. Via another door in the office on the landing, you discover a 55m<sup>2</sup> games room and dormitory hidden away. Downstairs through another door you find a large utility room which leads to boiler room equipped with a state-of-the-art wood pellet boiler, which heats the house for roughly half the price of the estimated heating costs on the EPC report. A nice surprise, as is equally the newly installed super-fast fibre broadband ideal for working from home. Finally, there is a hidden staircase leading to a large room to develop.

### Ground Floor

- Kitchen – 15m<sup>2</sup>
- Wine Cellar – 20m<sup>2</sup>
- Cellar 2 – 21m<sup>2</sup> with recent pressure direct hot water tank
- Living/Dining Room – 43m<sup>2</sup> with wood-burning stove
- Living Room – 21m<sup>2</sup>
- Laundry Room/WC – 18m<sup>2</sup>
- Boiler Room – 24m<sup>2</sup> with Ökofen pellet boiler and automatic silo
- Storage Room – 60m<sup>2</sup> hidden on a half floor

### First Floor

- Office Area – 9m<sup>2</sup>
- Games Room/Dormitory – 55m<sup>2</sup>
- Shower room – 4m<sup>2</sup>
- WC
- Bathroom – 6m<sup>2</sup> with tiles by Roger Capron, renowned ceramicist
- Bedroom 1 – 17m<sup>2</sup>
- Bedroom 2 – 18m<sup>2</sup>
- Bedroom 3 – 14m<sup>2</sup>
- Bedroom 4 – 16m<sup>2</sup>

### Outside

- Large private garden with mountain stream and trout pens
- Double garage – 43m<sup>2</sup>
- Garage attic – 39m<sup>2</sup>