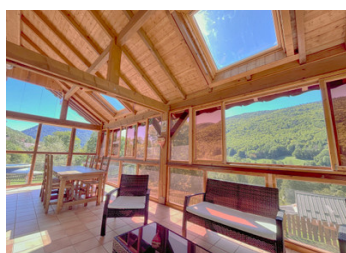
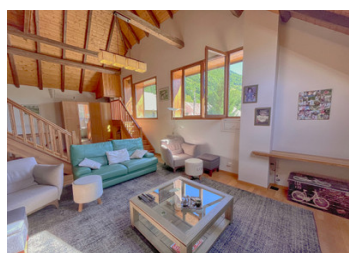


Large detached house and apartment for sale in Aillon-le-Vieux with uninterrupted views and 6800m2 of Land

EXCLUSIVE



## INFORMATION

Town:	Aillon-le-Vieux
Department:	Savoie
Bed:	3
Bath:	2
Floor:	199 m2
Plot Size:	6800 m2

## IN BRIEF

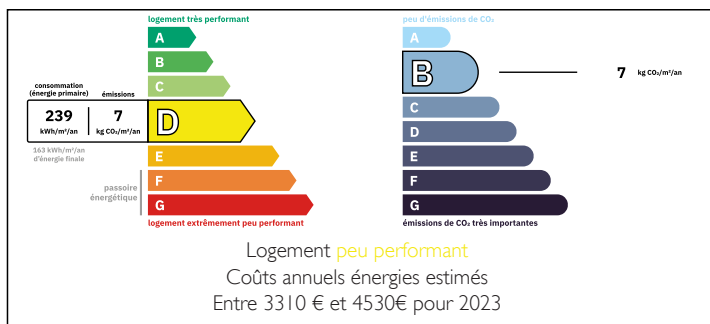
Imagine living in the heart of the beautiful Massif des Bauges in this spacious and well-appointed detached house, offering uninterrupted views across the valley to the Margeriaz ski resort. The perfect mountain location between Annecy and Chambéry

The property includes a main house with a modern, fully equipped kitchen and generous living spaces including a large sun room veranda. In addition, there's an independent 1-bedroom apartment providing flexibility for guests, family, or rental income.

With a large garage and 2 carports plus an insulated heated office next to the apartment down on the garden level, the property has enormous potential. Up at road level there's also plenty of parking and a 3rd carport.

The 6,800m<sup>2</sup> of land provides the possibility of keeping horses or a small farming activity

## 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:** 1240 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Whether you're looking for a permanent residence or a holiday home with rental income, this property combines comfort, charm, and a stunning natural setting.

### Garden Level

- Garage – 45m<sup>2</sup>
- Storage room – 9m<sup>2</sup>
- One-Bedroom Apartment:
  - Living Room/Kitchen – 24m<sup>2</sup>
  - Shower room with WC – 5m<sup>2</sup>
  - Bedroom – 13m<sup>2</sup>
  - Office – 15m<sup>2</sup>
  - Open Garage – 32m<sup>2</sup>
  - Above-ground Pool

### Ground Floor

- Living Room – 55m<sup>2</sup> with wood burning stove
- Modern and well-equipped kitchen – 14m<sup>2</sup> with USB ports
- Veranda sun room – 30m<sup>2</sup>
- Laundry Room – 7m<sup>2</sup> with access to the garage
- WC with washbasin
- Carport
- Large Terrace

### First Floor

- Living Room – 38m<sup>2</sup>
- Bedroom 1 – 15m<sup>2</sup>
- Bedroom 2 – 14m<sup>2</sup>
- Bathroom with WC – 7m<sup>2</sup>
- Mezzanine – 35m<sup>2</sup> floor area (4m<sup>2</sup> > 1.8m)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>