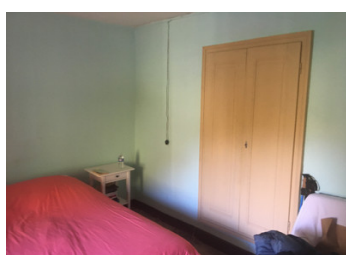
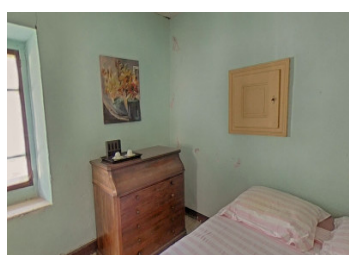
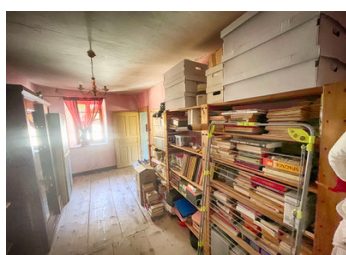


Small 40m2 village house to completely renovate in a quiet hamlet of Sainte Reine in the massif des Bauges

EXCLUSIVE



## INFORMATION

Town:	Sainte-Reine
Department:	Savoie
Bed:	1
Bath:	0
Floor:	40 m2
Plot Size:	0 m2

## IN BRIEF

A very rare opportunity to acquire a property in the massif des Bauges for a very small price but if you miss this one, I have a second rare opportunity next door.

Sort of habitable if you like camping and don't need the bathroom urgently. The mains connection for the toilet is just outside in the street but it will still take some time to install a bathroom given that the floor needs replacing first, by replacing all the beams in the cellar. Not as difficult as it sounds and it's a great opportunity to rebuild a small house to your own specifications.

The property has a new electricity meter and mains water connection so with the new floor you can re-imagine the space adding new services, windows and insulation.

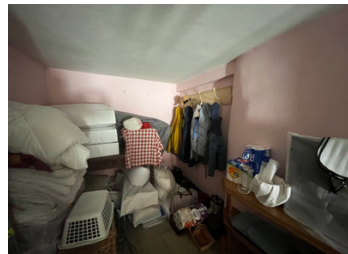
At the same time add a staircase to access...

## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

Just enough space outside to park a car and have an outside eating area, so no garden maintenance to occupy your time. Instead enjoy the fabulous scenery of the massif des Bauges safe in the knowledge that you don't have to mow it.

The property is perfect to explore the Bauges national park which sits between Annecy, Aix-les-Bains, Chambéry and Albertville.

House 40m<sup>2</sup>

- Kitchen - 12m<sup>2</sup>
- Bedroom - 12m<sup>2</sup>
- Living room - 16m<sup>2</sup>
- Cellar - 30m<sup>2</sup>
- Attic - 40m<sup>2</sup>

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES