

Barn with 5000m2 of land for sale to create an off-grid home in the massif des Bauges. Cattle not included

EXCLUSIVE



INFORMATION

Town:	Saint-François-de-Sales
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	5000 m2

IN BRIEF

Located in the very heart of the massif des Bauges in the countryside with no direct neighbours, the property is in a very sunny position, on a generally quiet road except for the Bauges car rally week-end at the beginning of October.

The barn can be transformed into a home, which due to the lack of mains connections, will be totally autonomous with heat, light and water from renewable sources. The main roof is south facing allowing plentiful hot water and electricity to be generated via solar panels. Water is provided by the natural spring and rainwater collection. Wood powered heating would allow carbon neutral living.

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

The highland long horn cattle, goats and sheep are not included in the sale and will be wandering off to pastures new. So, if you want to be totally self-sufficient in milk cheese and wool, you will need to bring your own. If not planning to maintain an agricultural activity, 3000m2 of land will be rented by the local farmer with 2000m2 remaining as garden

The existing barn is in good condition structurally with a recently replaced roof, including all timbers. There is also planning permission in place to increase the size of the barn, but a new planning application will be required to transform it into your dream eco-refuge in the middle of nowhere but only a short distance from Arith and Lescheraines

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

LOCAL TAXES

Taxe foncière:	100 EUR
Taxe habitation:	EUR

NOTES