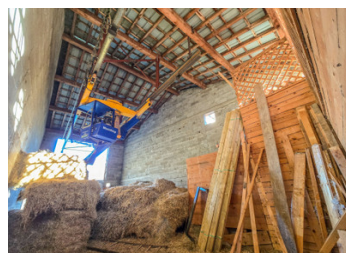


Authentic farmhouse to renovate with outbuildings and strong potential in the heart of the Belleville Valley



INFORMATION

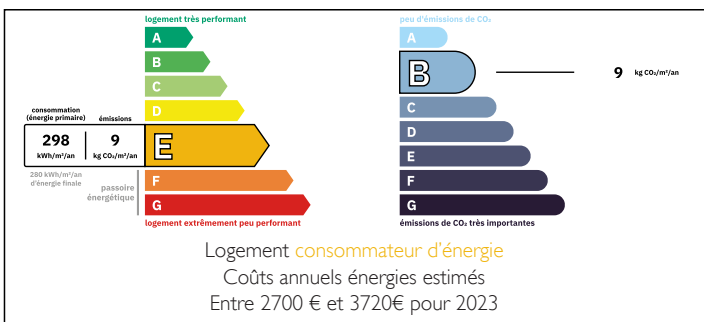
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	208 m2
Plot Size:	0 m2



IN BRIEF

This characterful former farmhouse offers approximately 208 sqm of living space and nearly 620 sqm of total surface area including the main house, barn, garage, workshop, storage hangar and former cheese dairy. It is located in a peaceful and preserved setting with beautiful mountain views.

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.



DESCRIPTION

Situated in the charming hamlet of Villarenger, this unusual property will appeal to lovers of authenticity, mountain living and ambitious renovation projects. Set within a peaceful natural environment, the property offers significant potential thanks to its generous volumes, agricultural outbuildings and adjoining agricultural land.

The habitable part of the property, offering more than 200 sqm, is currently divided into two separate living areas which could be combined depending on requirements.

The first accommodation offers a warm and family atmosphere with a living room open onto the kitchen, a veranda, a bathroom and a separate WC. Upstairs, four bedrooms can accommodate a large family or hospitality project, complemented by a shower room with WC.

The second accommodation, accessible either via the veranda or through an independent external entrance, comprises a spacious living area with sleeping space, a mezzanine with additional sleeping accommodation and a shower room. This independent area could suit guest accommodation, a rental unit or a future gîte project.

The outbuildings are a real asset and offer various development possibilities.

On the ground floor, the former barn of approximately 200 sqm, previously used to house goats, retains all the charm and authenticity of traditional Alpine farm buildings with its impressive raw volumes.

The property also benefits from a garage of approximately 53 sqm, a workshop/saddlery of approximately 53 sqm, a large hay storage hangar of approximately 73 sqm with exceptional ceiling height, as well as a former cheese dairy of approximately 30 sqm reflecting the agricultural heritage of the...

LOCAL TAXES

Taxe habitation: EUR

NOTES