

Beautiful chateau near Albertville for sale with development potential, in 4 hectares and 4000m2 constructible



INFORMATION

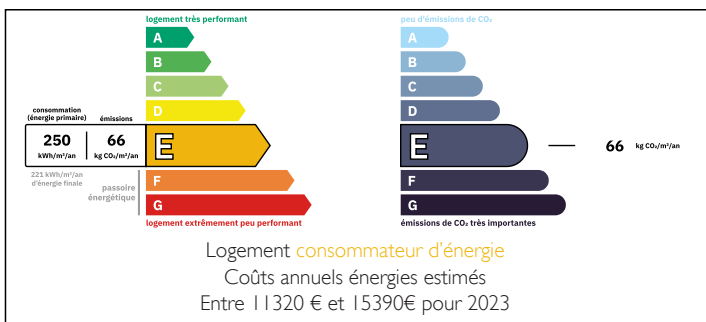
Town:	Villard-Léger
Department:	Savoie
Bed:	7
Bath:	3
Floor:	309 m2
Plot Size:	40000 m2

IN BRIEF

A tastefully renovated 7 bed 4 reception room, manor house / chateau with so much development potential that if I had 1.2M€ I would buy it myself. As it stands, it's a beautifully stylish and spacious home with a separate guardian's apartment, multi-car garage and swimming pool. The 4000m2 of constructible land is to the side of the chateau next to the village road, so the construction of houses or apartments would have no visual impact on the chateau.

The chateau itself has 3 floors accessed by a grand stone staircase in the left-hand tower which could allow the creation of a large 150m2, 3 bed apartment on each floor. 4 apartments Including the guardian's apartment plus and a new development to sell next door is already a strong investment prospect, with the onward potential of...

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.



NOTES

DESCRIPTION

Ground floor

- 1-bedroom apartment
- Boiler room
- Workshop

First floor:

- Bedroom 1 - 16 m²
- Office/Bedroom 2 - 19 m²
- Living room - 43 m²
- Living room - 40 m²
- Kitchen - 13 m²
- WC
- Bathroom - 12 m²
- Hallway - 8 m²
- Landing space - 5 m²
- Balcony/Terrace - 27 m²

Second floor:

- Laundry room - 21 m²
- Bathroom - 12.50 m²
- WC
- Living room - 39 m²
- Gym - 42 m²
- Bedroom 3 - 12.50 m²
- Bedroom 4 - 18.50 m²

On the third floor:

- Open attic (suitable for conversion)
- Archive room
- Bedroom 5 - 12 m²
- Bedroom 6 - 10 m²

Outside:

- Heated swimming pool (heat pump) 55 m²
- Pool equipment room
- 3-car garage - 100 m²
- 4 hectares of mature gardens with substantial orchard
- 3 garden buildings (12 m² each)
- Pond - 110 m²
- Well

Villard-Léger is a peaceful village in the Savoie

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