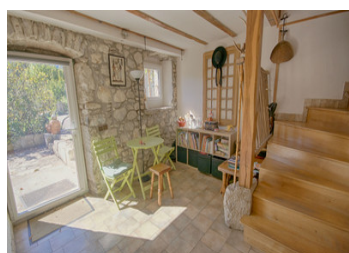


Spacious 4 bed farmhouse with summer house and 2 floor garage for sale in the Bauges national park near Annecy



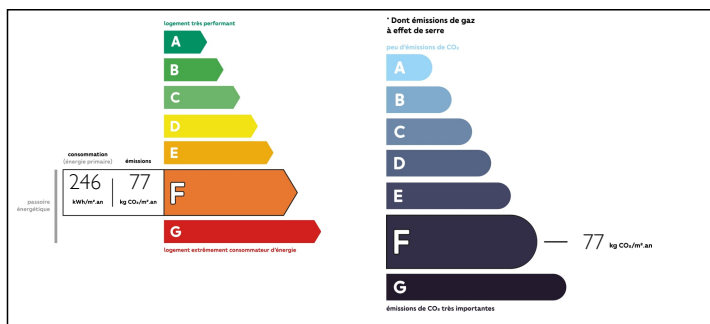
INFORMATION

Town:	Lescheraines
Department:	Savoie
Bed:	4
Bath:	2
Floor:	194 m2
Plot Size:	1600 m2

IN BRIEF

Located in the heart of the massif des Bauges at Lescheraines on a quiet and peaceful impasse, this renovated stone farmhouse is walking distance to all the artisanal shops and restaurants plus the superb leisure lakes complex. Just 25 km from Annecy and Chambéry, the property is ideal to explore the protected nature park, with its 3 family ski areas plus all the beautiful Savoyard towns, lakes and mountains. The addition of a beautiful rustic summer house, complete with kitchen, dining / living room, wine cellar plus a sleeping area on the mezzanine, makes this the perfect property for entertaining and relaxing year-round. If you need more space there is a 3rd building with a double garage, workshop and an insulated store room totalling 72m2, plus a partially insulated 2nd floor with another 50m2 of storage space.

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

Ground floor

- Living room - 16m²
- Kitchen - 20m²
- Entrance - 14m²
- Laundry / utility room - 14m²
- WC
- Garage - 30m²

First Floor

- Office - 18m² or 5th bedroom
- Bedroom 1 + Mezzanine - 14m²
- Bathroom - 5.5m²
- Bedroom 2 - 13m²
- WC
- Bedroom 3 - 12.5m²
- Bedroom 4 - 16m² with south facing balcony
- Shower room - 2.5m²

Outside

- Summer house - 40m² with open kitchen / living room and mezzanine sleeping platform

Garage block

- Double Garage – 40m² with stairs to the 1st floor
- Workshop – 12m²
- Insulated store room – 20m²
- 1st Floor – 50m²

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

NOTES