

Fabulous farmhouse to finish for sale in the massif des Bauges with no neighbours and 2 brand new apartments

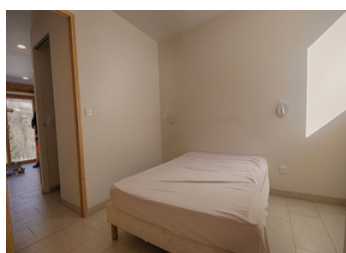
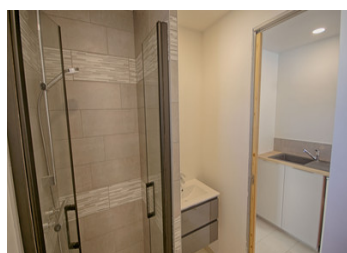


INFORMATION

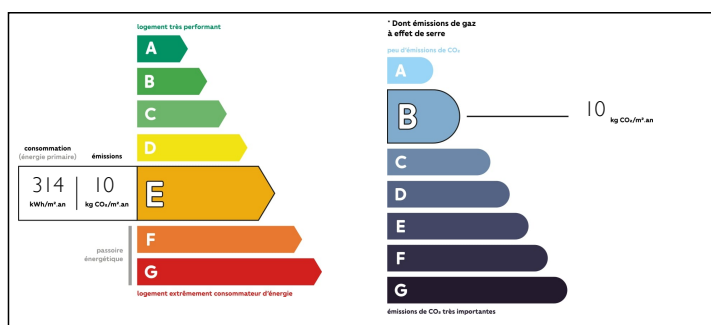
Town:	Le Noyer
Department:	Savoie
Bed:	2
Bath:	2
Floor:	65 m2
Plot Size:	3100 m2

IN BRIEF

Located in the popular village of Le Noyer just 10km from the nearest skiing at Savoie Grand Revard. This traditional Bauges stone farmhouse is just 500m from the centre of the village including the excellent Chez Cyrille restaurant, on a small back road, without any neighbours. The building has been substantially renovated with 2 brand new 1-bedroom apartments, nicely finished with underfloor heating. The rest of the building is an empty shell, south facing, flooded with light and complete with top quality new windows. The original slate roof is in fantastic condition, all the walls have been consolidated and it has planning permission to create 2 floors of accommodation offering around 200m² of living space to develop. Very much a blank canvas to create a beautiful, spacious home with the bonus of letting income from the 2 apartments. The 3000m² of land includes a parcel of forest running down...



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.



LOCAL TAXES

Taxe foncière: 323 EUR

NOTES

DESCRIPTION

First floor

- 1 bed apartment - 35m²
- Kitchen / living room - 24m²
- Bedroom - 7m²
- Shower room + WC - 5.3m²

Ground floor

- 1 bed apartment – 30m²
- Living room / kitchen - 20m²
- Shower room + WC - 3m²
- Bedroom - 10m²

Hydraulic underfloor heating by electric boiler

Loft insulation - 400 mm wood fibre

Wall insulation – 200 mm wood fibre

Empty house – south facing 90m² × 2 floors possible on building permit

- 15 new high-quality windows and patio doors
- Real slate roof in excellent condition
- New 9000 litre septic tank

- Garage 9×3m - 27m²
- Floor 7×3m – 21m²
- Technical room – 9m²
- Storage room – 9m²

Garden around the property of 1425m²

Land in front of 958m²

Detached forest plot (200m away) of 910m² with access to the river

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