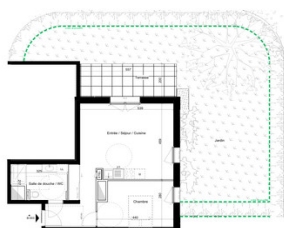


Off plan 1 bedroom apartment for sale in Barby - Chambéry with private underground parking, terrace and garden



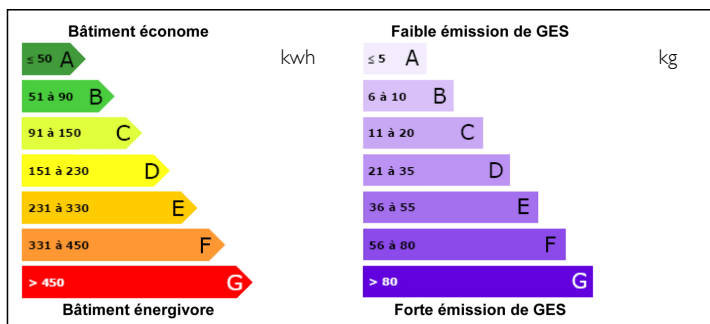
## INFORMATION

Town:	Barby
Department:	Savoie
Bed:	1
Bath:	1
Floor:	49.2 m2
Outside Space:	13 m2

## IN BRIEF

Off plan one bedroom apartment of 49m2 for sale in Barby on the outskirts of Chambéry with private underground parking and a large terrace and garden. This development is due for delivery in the 3rd quarter 2024. Ideal for principal residence or as an investment benefitting from the Loi Pinel for fiscal residents. The building will be energy efficient complying with all the latest sound and heat insulation requirements.

## 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

THE APARTMENT ref: B003

Entrance hall with laundry room for the washing machine and storage

Independant WC

Shower room – 5.4m<sup>2</sup>

Open plan living room and kitchen of 23.6m<sup>2</sup> with access on to the terrace and garden

Bedroom 1 – 12.8m<sup>2</sup>

Terrace - 11.1m<sup>2</sup>

Garden 72.5m<sup>2</sup>

The area:

On the doorstep of Chambery and only 5 km from the town centre, the sought after commune of Barby has everything you could need from public transport, regular bus lines, shops and schools to the local mairie. Just on the edge of the Massif des Bauges national park, you have a natural playground a few steps away – In the winter skiing at Feclaz is just 17km hiking trails, bike routes, mountain views and fabulous local produce.

TRANSPORT/ ACCESS:

Train station approx 6km

Geneva airport – 93km

Lyon airport - 90km

3km to major motorway access to Annecy, Geneva, Lyon and Grenoble

THE DEVELOPMENT:

Designed as a small, low rise project made up of 3 different buildings where an emphasis has been placed on light and airy rooms. Double or even triple aspects make the most of every view.

High speed internet will be available throughout and the building will be connected via fibre as soon as the town is connected. Electric shutters and central heating can be remotely controlled via your phone.

LIST OF OPTIONS AVAILABLE:

A choice of 1 bedroom apartments from 242 000€

2 bedroom apartments...

## NOTES