

Building plot for sale in a Bellecombe-en-Bauges near Annecy with an existing 50m2 building ready to convert



INFORMATION

Town:	Bellecombe-en-Bauges
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	855 m2

IN BRIEF

Located in a quiet, sought after hamlet, backing onto open countryside this 855m2 flat building plot has large garage in excellent condition which can easily be transformed into an 80m2 home over 2 floors with minimal investment. The basic structure is a recent construction with solid foundations, concrete pad, concrete block walls with existing windows and door openings and a roof in perfect watertight condition. The plot is entirely constructible so it can easily be extended to create a large spacious house with a pool and separate garage.



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

This is a brilliant chance to do a new build project without the requirement to break ground to start building. Initially the existing building can be fitted out with the advantage of working within a weathertight structure with no structural work required.

The building can easily be insulated externally with underfloor heating added to the ground floor. The open space is a blank canvas to design your perfect layout. Electricity and water are available on the edge of the property. A septic tank will need to be installed (around 12,000€) although there are so far unscheduled plans to eventually connect the hamlet to the mains.

18km from Lake Annecy at Saint Jorioz in a quiet and sunny location

Close to the center of Bellecombe-en-Bauges with a primary school and a school bus service, a boulangerie and a very good restaurant

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

NOTES