

Classic Savoyard 19th century farm house to renovate in the heart of Epierre.

EXCLUSIVE



## INFORMATION

Town:	Épierre
Department:	Savoie
Bed:	0
Bath:	1
Floor:	175 m2
Plot Size:	2800 m2

## IN BRIEF

Nice house in the center of Epierre with a view of the mountains and a large plot of land. Listed as heritage, this building requires a major renovation!



## 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 building surrounded by an enclosed garden has 4 levels: a basement, 2 floors and attic with a total area of around 400 m2.

The ground floor, in addition to its main entrance, has 2 side openings, north and south sides. The cellar has its own access to the outside.

A major renovation is necessary!

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

## NOTES