

Beautiful character barn for sale in a dream location with panoramic Bauges views just 20 km from Lake Annecy



## INFORMATION

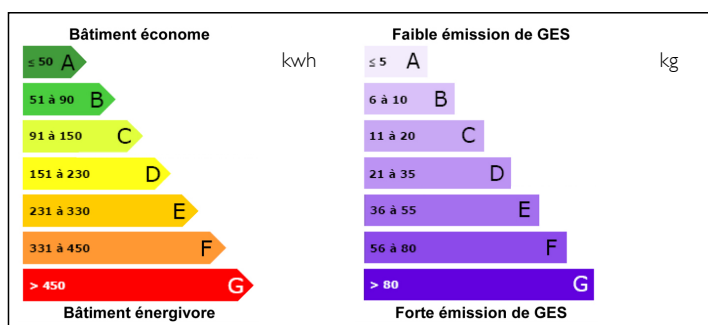
Town:	La Motte-en-Bauges
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3000 m2

## IN BRIEF

Located in a quiet and sought-after hamlet of La Motte-en-Bauges, this well-proportioned south facing barn, set in around 3000m2 or mostly flat land has wide ranging views right across the massif des Bauges national park. Barns this good, in such an ideal location do not come up for sale very often and are increasingly rare to find in the Bauges, as most have already been converted into fabulous homes. This is such a good opportunity that if I didn't already have one, I would buy it myself.



## 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 100+ year old barn retains its stone and lime mortar outer walls in excellent condition but internally has mostly been rebuilt with solid breeze block walls, concrete floors and recent floor joists over the cow byer and workshop. The original wood frame and roof timbers are in A1 condition. All the services including mains sewage connection are available at the edge of the land.

Depending on your requirements the barn will convert into a beautiful character detached home with anything up to 250m<sup>2</sup> of luxury rustic accommodation. Similar properties in this area are generally selling for upwards of 800,000€. Anticipated conversion costs of 200,000€ make this a great investment opportunity

- Barn entrance – 40m<sup>2</sup> (9.5m × 4.2m)
- Barn footprint – 134m<sup>2</sup> (14.2m × 9.5m)
- Workshop - 36m<sup>2</sup> (8.5m × 4.2m)
- Stable – 45m<sup>2</sup> (8.5m × 5m)
- Garage - 23m<sup>2</sup>

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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