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## Renovated farmhouse with garden, terrace and annexes with great potential

**Saint Felix , Haute-Savoie , Auvergne-Rhône-Alpes**



# €853,000

inc. of agency fees

3 Beds   1 Baths   145 sqm   0.15 ha

It is in the commune of Saint-Félix that this farmhouse, completely redesigned and partly renovated, is located. The main house of approximately 145 sqm carrez, revisited and completely renovated with...

### At a Glance

<b>Reference</b>	MFH-ALPEA1404EA	<b>Near to</b>	Saint Felix	<b>Price</b>	€853,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.15 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in the commune of Saint-Félix that this farmhouse, completely redesigned and partly renovated, is located.

The main house of approximately 145 sqm carrez, revisited and completely renovated with quality materials,

is built on three levels on a plot of approximately 1500 sqm.

Annexes with high potential, two floors to be fitted out, will allow you to give free rein to your desires and your imagination.

The entrance to the main house leads directly to a spacious living room of around 60 sqm. An open kitchen, fully equipped and furnished, invites conviviality and sharing with a central island.

This opens onto a bright living room with a contemporary wood-burning stove. The latter warms this beautiful space whose decoration has been chosen with taste. Large bay windows give direct access to the west-facing terrace and garden.

They allow you to take full advantage of natural light and an unobstructed view.

A staircase provides access to the second level which consists of a sleeping area. A landing serves a bathroom as well as two bedrooms with a private balcony. The spacious master bedroom has a private bathroom with an Italian shower.

A "TV" room or third bedroom completes this level.

Attic space of around 81 sqm to convert, a garage on the ground floor, and outdoor parking spaces, complete the services of this main property.

The annexes, which consist of two trays on several levels, can be converted into two separate apartments, or others, according to their desires and their project.

The first plateau, on two levels, has an area of approximately 83 sqm.

The second plateau, on three levels, offers an area of approximately 173 sqm.

This property will appeal to lovers of the countryside, quiet green spaces, and renovated buildings with great potential.

The generous volumes make it a unique place with various development possibilities.

Property tax: EUR686 .

ENERGY CLASS : B / CLIMATE CLASS : A.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR630 and EUR910 .

All pictures on website.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€853,000

## Key Information

Internal Area:	145 sqm
Land Area:	0.15 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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