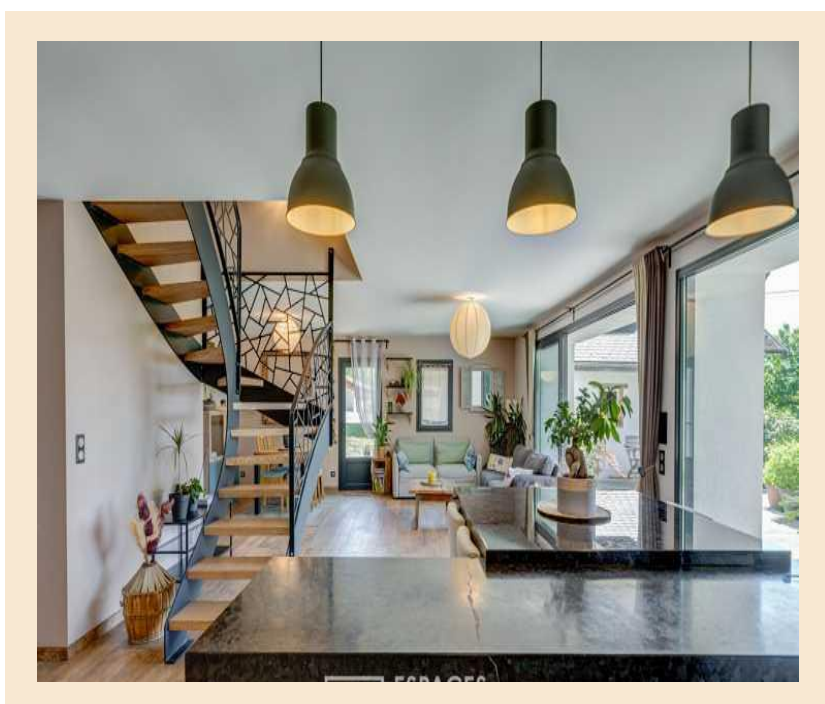


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Renovated farmhouse with garden, terrace and annexes with great potential

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

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



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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