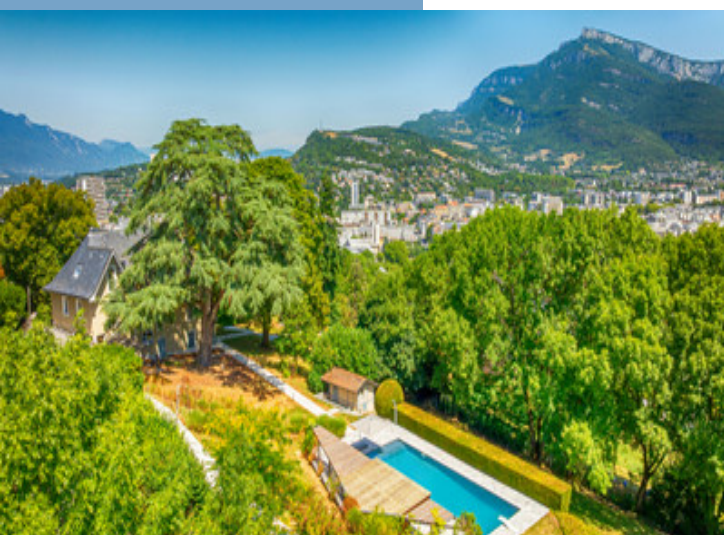




EXCEPTIONAL 6-BED MANOR HOUSE WITH  
SWIMMING POOL AND STAFF QUARTERS, SET IN  
A 1.3HA. PARK IN CENTRAL CHAMBÉRY



EXCEPTIONAL 6-BED  
MANOR HOUSE WITH  
SWIMMING POOL AND  
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1.3HA. PARK IN CENTRAL...



PROPERTY FACT FILE	
REFERENCE	A39086MAS73
PRICE	€ 2,500,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	6
ACCOMMODATION	588 m <sup>2</sup>
LAND	13000 m <sup>2</sup>
TOWN	Chambéry
DEPARTMENT	
LOCATION	Town property
TYPE	Manoir, Maison de Maitre
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- 6 elegant bedrooms with en-suites
- Large swimming pool with Bar
- 1.3 ha of private landscaped parkland
- Separate staff/guest house
- Walking distance to central Chambéry

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Located in the capital of the stunning Savoie region, just minutes from the centre of Chambéry, this magnificent 6-bedroom manor house offers the ultimate in luxury living. Nestled within 1.3 hectares (over 3 acres) of private, landscaped parkland with fine city and mountain views, the property combines elegance, comfort, and privacy.

## DESCRIPTIF

Whether you're looking for a prestigious primary residence, a luxurious second home, or a boutique hospitality opportunity, this rare property is a true gem in the Alps.

### Ground Floor

- Hall – 12m<sup>2</sup>
- Bedroom 1 – 23m<sup>2</sup>
- Bathroom – 12m<sup>2</sup>
- Laundry/Boiler Room – 19m<sup>2</sup>
- WC
- Living Room – 19m<sup>2</sup>
- Wine Cellar – 12m<sup>2</sup>
- Veranda – 20m<sup>2</sup>

### 1st Floor

- Mezzanine – 13m<sup>2</sup>
- Kitchen - 27m<sup>2</sup>
- Living Room – 23m<sup>2</sup>
- WC
- Living Room – 22m<sup>2</sup>
- Dining Room - 30m<sup>2</sup>

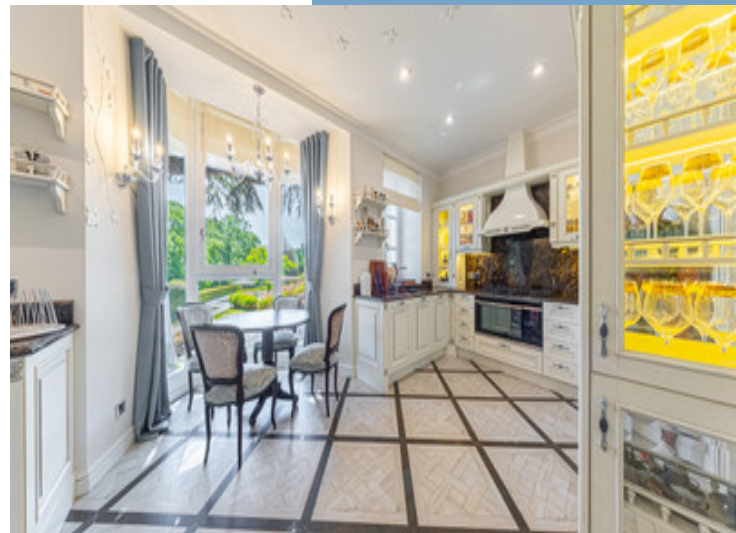
### 2nd Floor

- Bedroom 2 – 19m<sup>2</sup>
- Dressing Room – 21m<sup>2</sup>
- Bathroom – 15m<sup>2</sup>
- WC
- Bedroom 3 – 19m<sup>2</sup>
- Bathroom – 12m<sup>2</sup>
- Mezzanine – 13m<sup>2</sup>
- Bedroom 4 – 15m<sup>2</sup>
- Shower Room/WC – 12m<sup>2</sup>
- Bedroom 5 – 15m<sup>2</sup>
- Bathroom/WC – 12m<sup>2</sup>
- Laundry Room – 12m<sup>2</sup>
- Bedroom 6 – 20m<sup>2</sup>
- Bathroom/WC – 12m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39086MAS73>

COMPLETE FILE AND PHOTO ON REQUEST



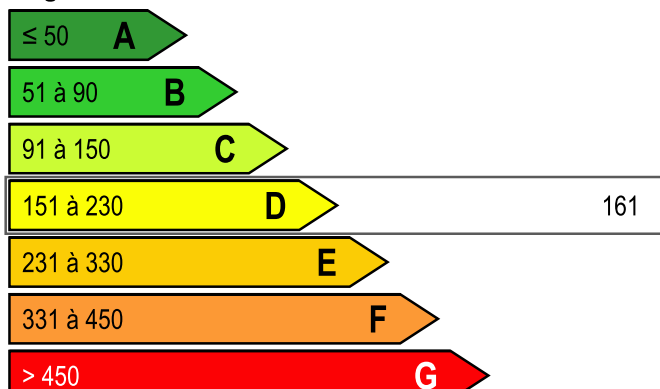
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Ref : A39086MAS73

## ENERGIE-DPE

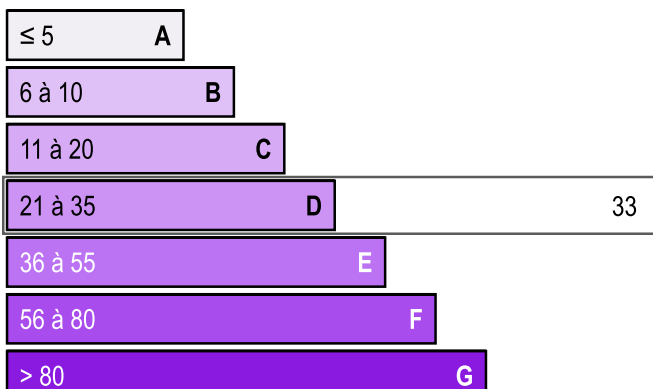
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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