



MAGNIFICENT MILL, RENOVATED TO A HIGH
STANDARD ONLY 10 MINUTES FROM EVASION
MONT BLANC SKI AREA. 1HR TO GENEVA

www.leggettprestige.com

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PROPERTY FACT FILE	
REFERENCE	A15757
PRICE	€ 1,390,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	390 m ²
LAND	4338 m ²
TOWN	Sallanches
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Mains Drains, Detached, Close to ski resort
*Price based on current exchange rate which is subject to change	



- 2 holiday apartments to generate rental income
- Idyllic, peaceful location
- Only 10 minutes drive to fantastic ski resorts
- Less than 1 hour to Geneva
- Hot tub

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Nature lovers will fall in love with this magnificent 19th-century mill on the out-skirts of the traditional Alpine village of Cordon, less than 1 hour from Geneva (61km). The entire house was fully renovated in 2012 and 2018 and offers a bright and modern interior. It is made up of a beautiful home on the top two levels and has two additional

DESCRIPTIF

The property is approached down a long private drive way leading to a large drive in front of the building with covered parking for two cars and additional parking for several more cars.

MAIN HOUSE

Stairs leading up from drive way to private entrance of the main house:

- Hallway with built in storage
- Large double bedroom with dressing room and ensuite shower room
- WC
- Magnificent living space with double height cathedral ceilings with exposed wooden beams and an open plan fully equipped kitchen with marble worktop, dining room, living room with wood burning stove and access to sunny balcony over looking the garden and surrounding forests.

Stairs leading up to second floor

- Large double bedroom with built in storage
- Large landing with built in storage and laundry area with washing machine and dryer
- Mezzanine area currently used as an office and tv space but could be converted to an additional bedroom, TV area or play room.

Independent ground floor access to 2 BEDROOM APARTMENT:

- Large hallway with lots of built in storage
- WC
- Bedroom 1: Large bedroom with high ceilings with double bed, bunk bed and sofa
- Bedroom 2: Double bedroom with bunkbed
- Shared bathroom between the bedrooms with separate shower and bath
- Fully equipped kitchen with dishwasher and washing machine
- Large sunny living/dining room with windows on three sides giving beautiful views out to the garden and surrounding forests

Garden level 1 BEDROOM APARTMENT

- South-facing terrace over looking the stream a

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15757>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

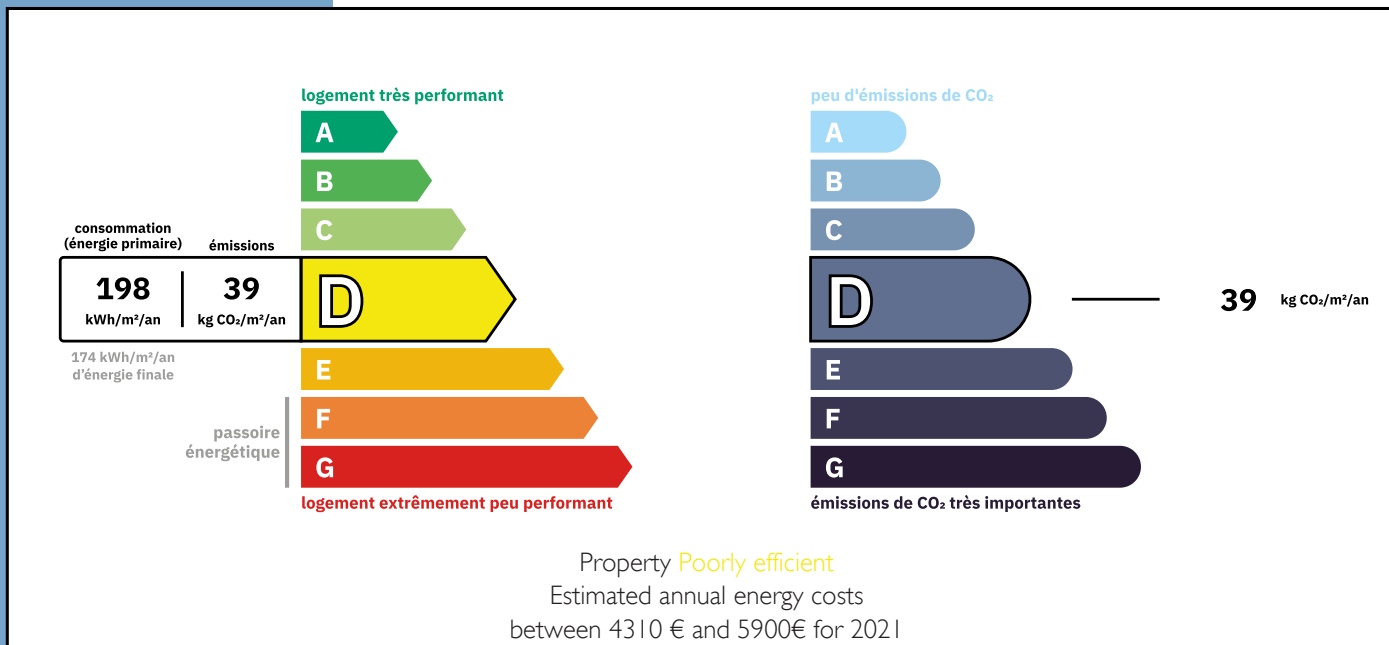
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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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

Réf : AI5757
FILE COMPLETE
AND PHOTOS
ON REQUEST

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