



RENOVATED FARMHOUSE & GÎTE WITH
BREATHTAKING VIEWS OVER SAMOËNS
TOWARDS THE GRAND MASSIF & MONT BLANC

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PROPERTY FACT FILE	
REFERENCE	A41773JST74
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	196 m ²
LAND	633 m ²
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Exceptional views over the Giffre valley
- Excellent rental income from the apartment
- Fully renovated
- Peaceful location
- Geneva is easily accessible

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The farmhouse has been fully renovated while preserving its rustic charm. The main living area spans nearly 60 m², featuring high ceilings and expansive picture windows that frame breathtaking views of the surrounding mountains.

DESCRIPTION

Perched at 1,100 metres above sea level, this south-facing farmhouse enjoys a peaceful setting in a quiet hamlet at the top of Verchaix.

Panoramic views of the surrounding mountains can be enjoyed from multiple spots—including the first-floor balcony, the garden, the hot tub in the mazot, and two covered terraces.

Excellent energy rating: see details below

To the rear of the property, a spacious covered area provides ample room for parking, storage, and a workshop.

There is also good rental potential with a fully independent apartment of 50 sq m plus terrace and pergola on the garden level.

Don't miss the EyeSpy 360° tour and floor plans

Heating: Wood-burning stove & heat pump

Electricity: Solar panels generate power, with surplus energy sold back to Enedis

The closest ski access for this delightful farmhouse is the gondola in Morillon Village for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The Grand Massif offers an impressive 265 km of pistes with a top station at 2500 m.

The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 5 kms away is where you'll find a swimming lake, tree top rope trail, tennis courts, rafting, a restaurant/bar and access to walks along the Giffre river.

The area's accessibility, sunny orientation and natural beauty attract not only skiers and ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41773JST74>

COMPLETE FILE AND PHOTO ON REQUEST

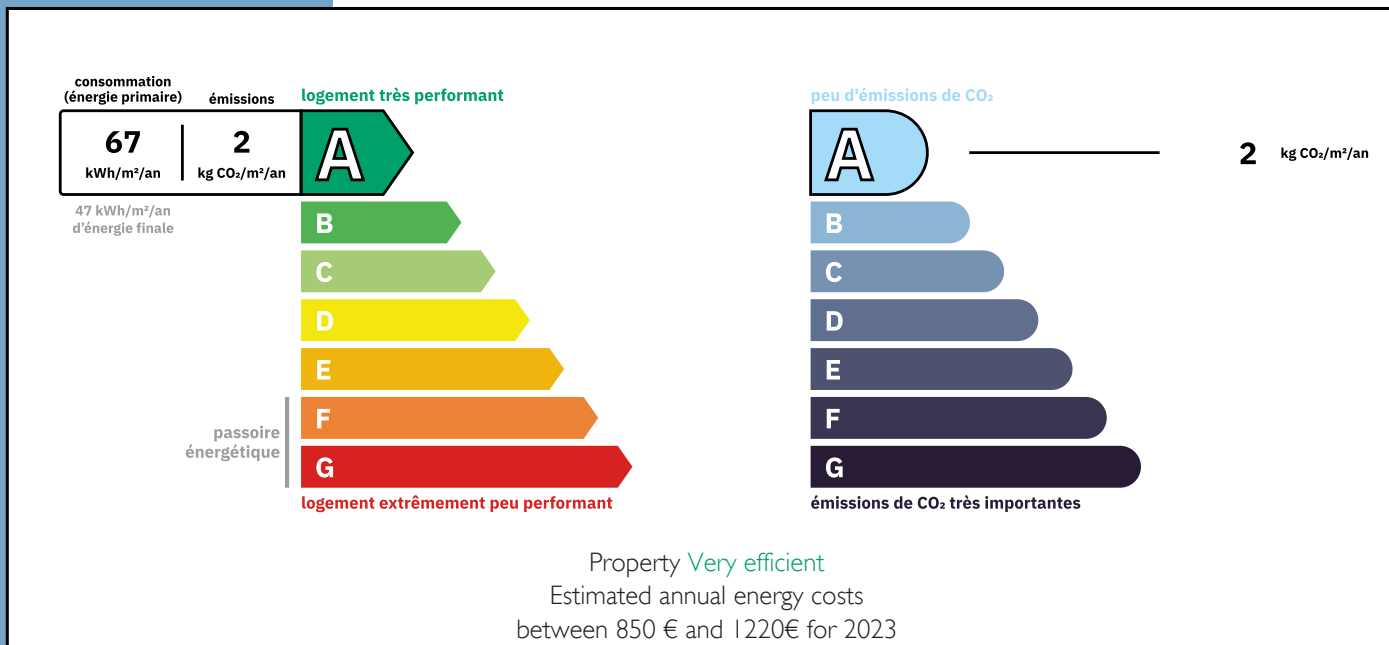


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

Réf :A41773JST74
FILE COMPLETE
AND PHOTOS
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