

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

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PROPERTY FACT FILE

REFERENCE	A41773JST74
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	196 m²
LAND	633 m²
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





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- 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 m plus terrace and pergola on the garden level.

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

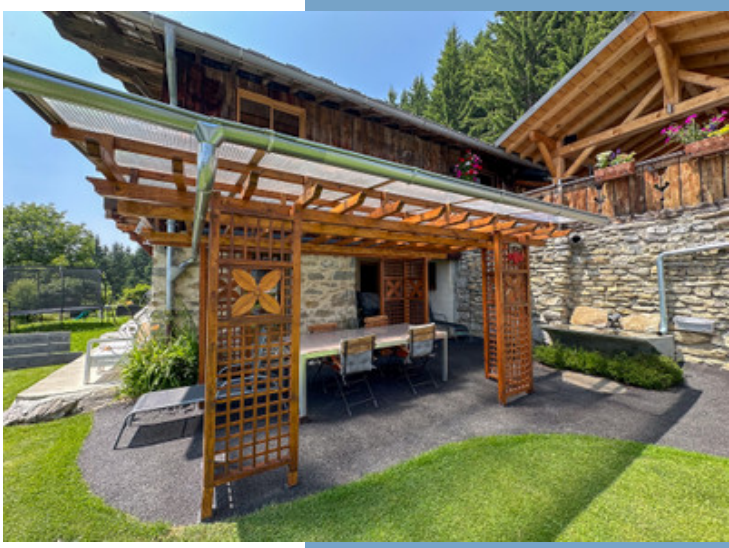
Heating: Wood-burning stove & heat pump
Electricity: Solar panels generate power, with surplus energy sold back to Enedis



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

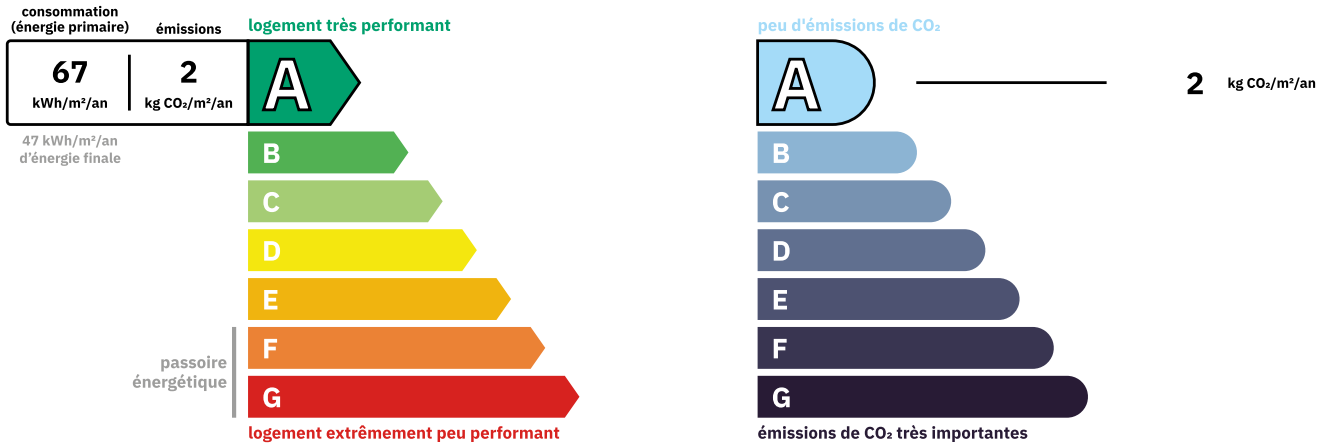
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 850 € and 1220€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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