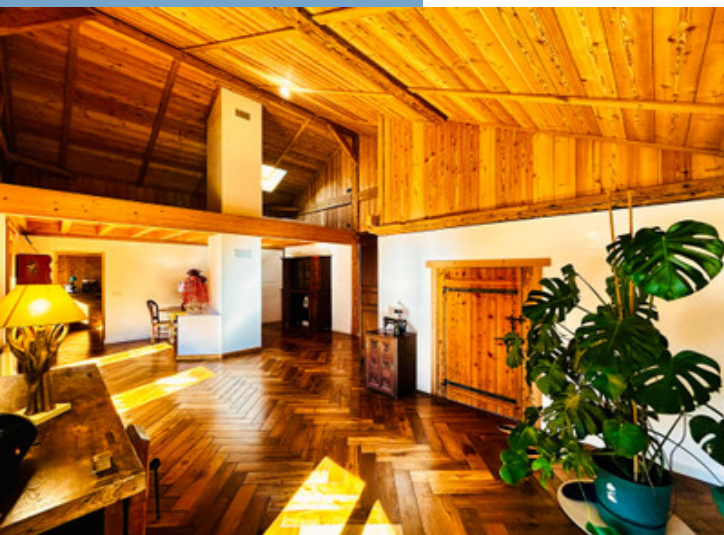




RENOVATED SAVOYARD FARMHOUSE WITH
PANORAMIC VIEWS, LARGE GROUNDS AND
DEVELOPMENT POTENTIAL NEAR GENEVA AND
SKI

RENOVATED SAVOYARD
FARMHOUSE WITH
PANORAMIC VIEWS,
LARGE GROUNDS AND
DEVELOPMENT
POTENTIAL NEAR GENE...



PROPERTY FACT FILE	
REFERENCE	A44889NT74
PRICE	€ 950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	221 m ²
LAND	2984 m ²
TOWN	Glières-Val-de-Borne
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Close to ski resort, Character property, Panoramic views
<small>*Price based on current exchange rate which is subject to change</small>	



- Renovated Savoyard farmhouse with character
- Panoramic mountain and valley views
- 220 m² living space plus 88 m² potential
- Large sunny grounds with balconies & terraces
- Excellent energy rating near Geneva & ski

RENOVATED SAVOYARD FARMHOUSE WITH PANORAMIC VIEWS, LARGE GROUNDS AND DEVELOPMENT POTENTIAL NEAR GENE...
Ref : A44889NT74

Discover this beautifully renovated former Savoyard farmhouse offering 309 m² of total floor area, including 221 m² habitable space alongside 88 m² of additional attic, mezzanine and utility spaces, set within generous grounds in a peaceful Alpine setting.

DESCRIPTION

Dating from 1835, this former Savoyard farmhouse has been thoughtfully renovated using high-quality materials while preserving much of its original charm and atmosphere. Positioned within a peaceful natural setting, the property enjoys wide-reaching views across the surrounding mountains and valley, creating a strong sense of space and tranquillity.

The ground floor includes an entrance, a spacious 27 m² kitchen, a large 47 m² living room, a generous bedroom and bathroom, along with utility and laundry areas. The layout provides comfortable day-to-day living with excellent natural volumes and direct access to the exterior spaces.

Upstairs, the property continues to impress with a remarkable 44 m² upper salon featuring mezzanine space and exposed character features, alongside two additional bedrooms and a shower room. Additional attic spaces of more than 75 m² already benefit from direct exterior access as well as existing plumbing and electrical connections, offering exceptional flexibility and significant further development potential depending on requirements.

The property also benefits from three cellars, providing valuable storage and utility space for bikes, skis, wine storage and outdoor equipment.

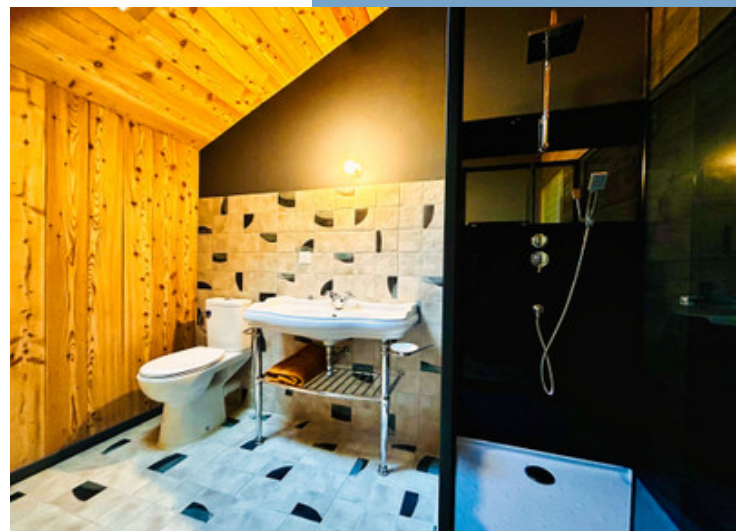
Externally, the farmhouse sits within large 2984 m² sunny grounds surrounded by nature, with balconies and exterior spaces allowing full enjoyment of the panoramic mountain and valley views throughout the seasons.

An additional advantage is the property's excellen...

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A44889NT74>

COMPLETE FILE AND PHOTO ON REQUEST

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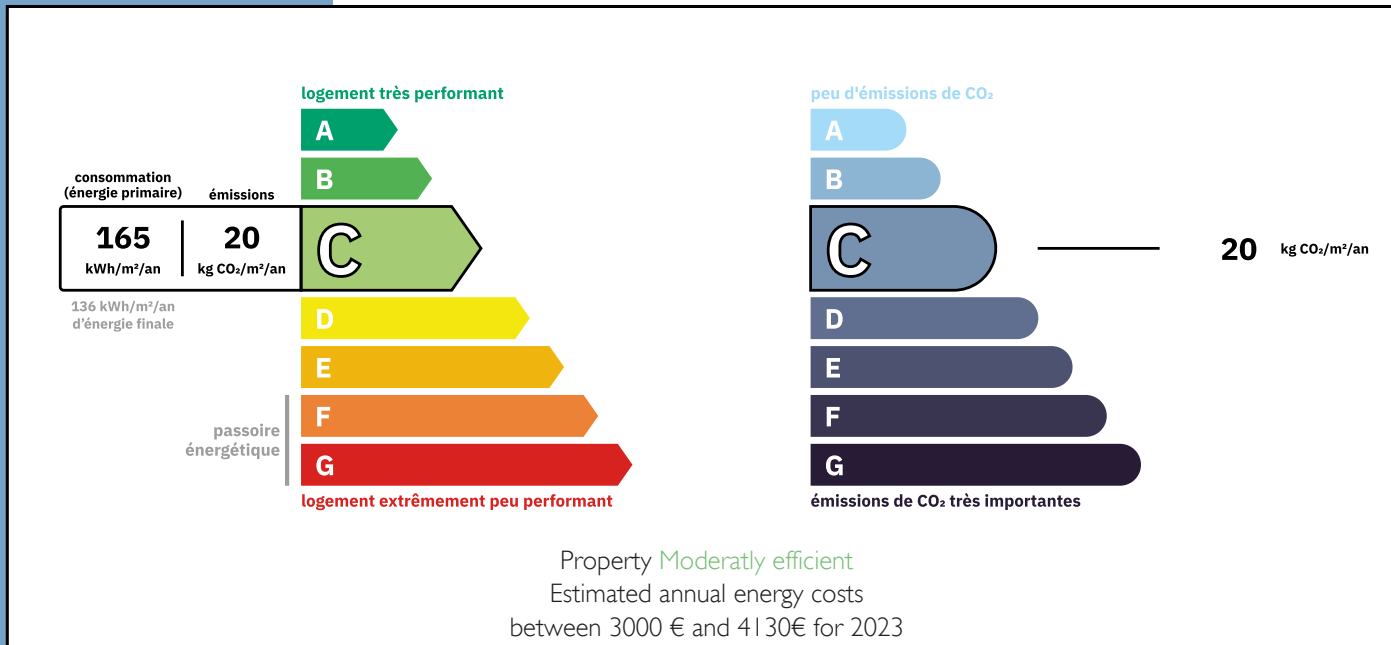


RENOVATED SAVOYARD
FARMHOUSE WITH
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ENERGIE-DPE

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



NOTICE

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

I: 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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AND PHOTOS
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