



STUNNING RENOVATED TRADITIONAL FRENCH SAVOYARD FARMHOUSE FULL OF CHARACTER AND AUTHENTICITY LOCATED IN A HAMLET NEAR MORILLON. OUTDOOR SWIMMING POOL AND A SEPARATE APARTMENT ON THE GROUND FLOOR.&NBSP;

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DESCRIPTION

Perfect potential business opportunity for a catered chalet in a haven of peace with 360° mountain views. High quality renovated traditional Savoyard Farmhouse on sale in La Riviere Enverse, a small hamlet of Morillon (Grand Massif ski Resort). Rated as one of the top 20 chalets in the Alps by The Times Newspaper when it opened as a luxurious catered ski holiday chalet in 2013; It is an ideal investment for a catered chalet business like a retreat in the French Alps. With its picturesque views of the mountains, the charm of its traditional savoyard style with a touch of modernity, this is a dreamy ski chalet in a little corner of paradise.



PROPERTY FACT FILE	
REFERENCE	85816SGE74
PRICE	€ 1,775,000 £ 0* agency fees included: 4.1666666666667 % TTC to be paid by the buyer (1 704 000 EUR without fees)
BEDROOM	7
BATHROOM	6
ACCOMODATION	450 m ²
LAND	1660 m ²
TOWN	
DEPARTMENT	Haute_Savoie
LOCATION	0-2KM to amenities
TYPE	Catered ski chalets, Family Home, Holiday Home
CONDITION	Excellent condition, ,
FEATURES	Business potential, Character property, Detached
*Price based on current exchange rate which is subject to change	



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This traditional French Savoyard farmhouse was built in 1746 and renovated by an architect to keep its character and authenticity whilst having all modern amenities to create a luxury mountain chalet. The chalet is divided in 2, at ground floor there is a separate spacious two bedrooms apartment, and on the 1st floor you access to the rest of the chalet composed of 3 levels.

It is a real asset to have this separate apartment below if you choose to operate this property as a holiday business or for live-in staff managing your holiday home. However it can also be linked to main chalet as the door access is existing.

APARTMENT ...

The entrance access is on the front facade of the chalet, and when you come in you will arrive in a warm and cosy living area with an open fully equipped kitchen. Then a corridor with storage area will lead you to the spacious luxurious bathroom, and then on the second left the 1st bedroom. On the right you will enter into the second bedroom (used as an office at the moment) with an ensuite shower room(To be renovated as there is currently only the water access and pipes).

THE CHALET ...

Regarding the chalet, On the ground floor is the entrance hall with lots of storage area and the ski and boot room and a laundry room. Leading off from the ski room is the games room with table football and pool table and staircase with steps to take you up to the next floor. Off the games room is the cinema room with doors opening onto the garden.

From the games room you climb the stairs to reach the 82m² open plan lounge, dining room and bar area that combines original timber beams, double height ceilings and huge picture windows to stunning effect. Off the lounge area is a large balcony with table and chairs for outside dining and another covered balcony with 8 person hot tub and starry views. The spacious kitchen is a separate room also on this level. The bedrooms are set out over two floors. At the living room floor is a double bedroom with ensuite bathroom plus a separate family suite with two bedrooms and a bathroom.

Two further bedrooms with ensuite bathrooms and a family suite with two bedrooms and a bathroom are on the second floor along with an open mezzanine area overlooking the dining space.

All bedrooms have beautiful beams, huge picture windows with stunning views and a private balcony.

This Savoyard farmhouse is located in a small hamlet with its own garden (1660m2), orchard, decked areas and heated 8.7m x 4.6m swimming pool overlooking the valley and with a beautiful view of the mountains.

A bit of history about the chalet when it was a traditional farmhouse.

Built in 1746 this farmhouse was home to a farmer, family and their livestock. The stone base would have been half accommodation for the family and half stables for cows and goats – essential to providing winter food in the form of milk and cheese. The heat from the animals would have kept the family warm along with the one central fireplace where all food was cooked. The wooden barn above the stone base was a huge space to store the hay needed to see the animals, and therefore the people, through the long and harsh winters.

LOCATION ...

It is located in La Riviere Enverse, a small hamlet of Morillon. Morillon is a traditional village and a ski resort part of the famous Grand Massif ski area (Flaine, les Carroz d'Arrache, Samoëns, Morillon & Sixt Fer à Cheval. The chalet is situated on a sunny plateau with 360° views, and it is only a short walk away from alpine meadows, mountain lakes and a beautiful river. It's only 5minutes drive to Morillon ski lifts and 9 minutes drive to the pretty medieval village of Samoëns.

It is very important also to know that the chalet is only 1 hour drive from Geneva International Airport which is serviced by all the major airlines including Swiss, British Airways, Easyjet, Air France, Aer Lingus, Air Canada and Emirates.

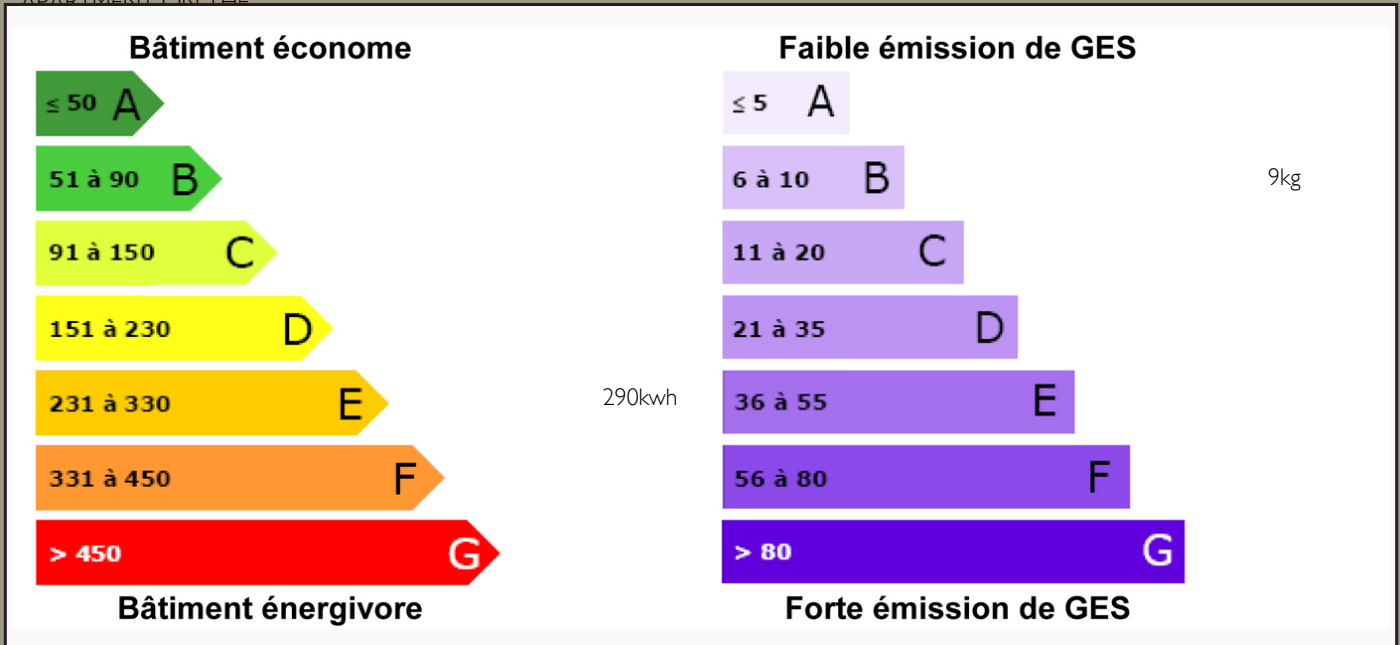
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 FAX: +33 553 566 257 E-mail: prestige@leggett.fr



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CONTACT-DETAILS

UK Freephone: 08700115151
Telephone: +33 553 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr