



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



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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 m²
LAND	4338 m²
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 (61 km). 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 seprate 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



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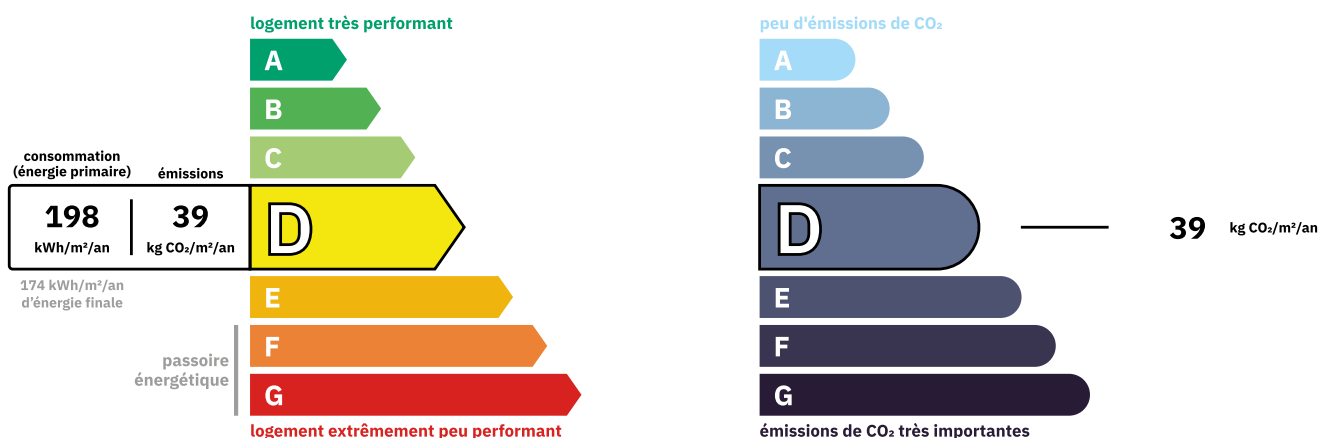


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4310 € and 5900€ for 2021

## NOTICE

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

1: 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.

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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  
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