



STUNNING, FULLY RENOVATED 19TH C.  
FARMHOUSE NEAR VERCHAIX – MOUNTAIN  
VIEWS AND LARGE GARDEN. 50 KM TO GENEVA.



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RENOVATED 19TH C.  
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VERCHAIX – MOUNTAIN  
VIEWS AND LARGE  
GARDEN. 50 KM...



PROPERTY FACT FILE	
REFERENCE	A20079JST74
PRICE	€ 900,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	212 m²
LAND	1522 m²
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Commutable to the Arve valley and Geneva
- Constructible land
- Near Samoens, Verchaix and Morillon and skiing
- Potential to make two separate accommodation areas
- Stunning renovation

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\*Offer accepted recently\*

Located in a pretty hamlet at the west end of the Giffre valley within easy access of Geneva and skiing in the Portes du Soleil & Grand Massif.

## DESCRIPTIF

Backing onto forest land, this stunning farmhouse includes high-quality features throughout and offers a stylish living experience. It would make a wonderful primary or secondary residence with excellent rental potential.

\*\*Don't miss the floor plans and EyeSpy 360° tour further down this page. Contact us for more photos\*\*

Located only 3.5 km from the ski lift in Morillon in the pretty hamlet of Jutteninges Le Petit, the property provides easy access to the Grand Massif ski domain and it's 265 km of pistes. As well as Morillon, the ski area includes Samoens, Les Carroz and Flaine. Additionally, the resorts of Les Gets – for access to the Portes du Soleil – and Praz de Lys are just 25 minutes away, passing through Taninges. It is also commutable to Geneva and the Arve valley.

- 1 hr from Geneva airport
- 20 minutes drive to rail lines into Geneva
- within 20 minutes of the A40
- 20 mins to Les Gets
- 50 minutes to Chamonix

For nature lovers, the property offers hiking trails from the front door, as well as the possibility to walk to Verchaix and Lac Bleu along the river. The property also boasts delightful 180° views and is south-facing, ensuring year-round sun.

The first and second floors of the property have undergone an impressive renovation, with period features retained wherever possible. The exterior has also been beautifully updated with high-spec bardage. The ground floor is currently in very good condition but offers the possibility to update it to your

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20079JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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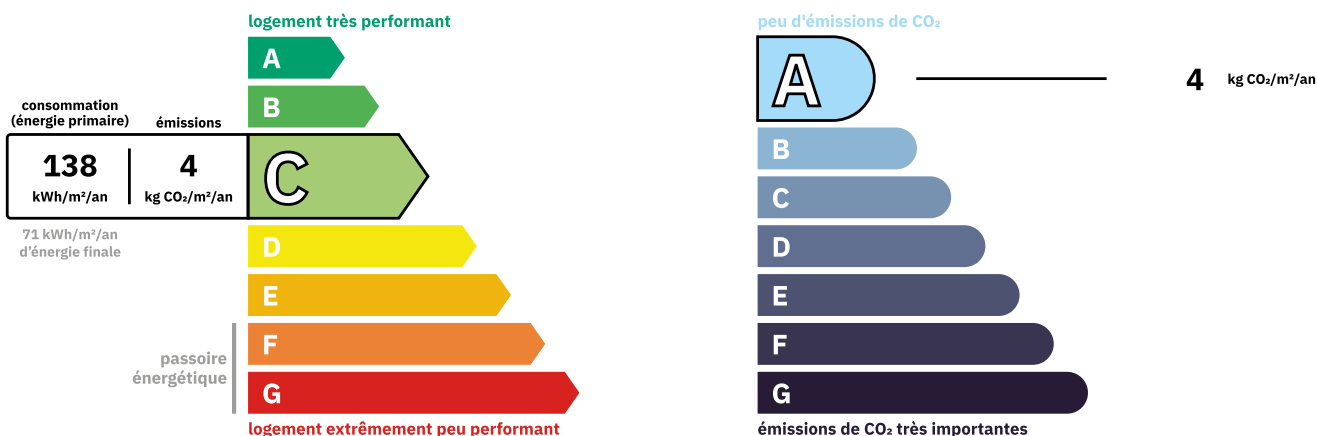


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 1540 € and 2110€ 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 : A20079JST74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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