



FULLY REFURBISHED 16TH CENTURY MANOR  
HOUSE FEATURING A PRIVATE APARTMENT  
WITH A FABULOUS VAULTED CEILING.

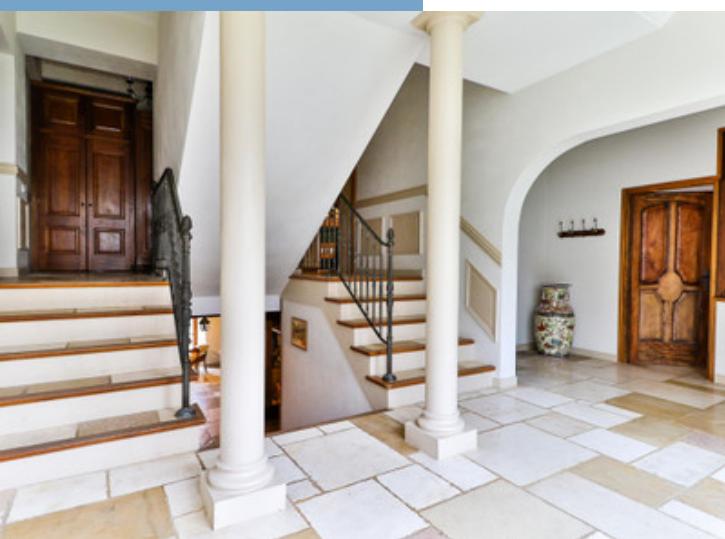
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## PROPERTY FACT FILE

REFERENCE	A33890JST74
PRICE	€ 1,199,500 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	487 m <sup>2</sup>
LAND	1542 m <sup>2</sup>
TOWN	Mieussy
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings

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



- Near Geneva
- Large period property and fully refurbished
- Glorious vaulted wooden ceiling
- Two separate accommodation spaces for rentals
- South-facing mountain views

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Originally dating back to 1585, this stunning historic stone house in Mieussy, Haute Savoie, offers breathtaking south-facing mountain views, just 30km from Geneva and near renowned ski resorts.

With period features, natural stone floors, a grand staircase, and a

## DESCRIPTION

This outstanding historic house is located near the centre of the picturesque village of Mieussy in the Haute-Savoie region. The village is known for its Alpine charm and outdoor activities. It has a rich history and serves as a gateway to nearby ski resorts. These include the Portes du Soleil, the Grand Massif, L'Espace de Lys and Les Brasses.

\*\*Life in Mieussy offers the best of both worlds as Geneva is an easy 30 km commute through the stunning Valley Verte.\*\*

\*Excellent energy rating for a house of this type\*

Once a convent dating back to 1585, this spacious and beautifully refurbished house is located near the church in Mieussy and within walking distance of village amenities. While retaining its rich historical charm, the property has been tastefully modernized to offer luxury and comfort.

\*\*Contact us for more photos and floor plans. Scroll down to see 360° images\*\*

The property's layout combines elegance and functionality, offering:

Ground Floor: A spacious kitchen and dining area featuring an ornate wood-burning stove, a comfortable lounge with an open fire, a utility room, games room, boiler room, WC, shower room, and ample storage space.

First Floor: Four generously sized bedrooms, including three with en-suite facilities (two with en-suite showers and one with an en-suite bathroom and dressing room), plus separate WCs.

Second Floor Private Apartment: A dramatic space with 10-meter-high ceilings and 190 sq m of living area. This floor is currently config...



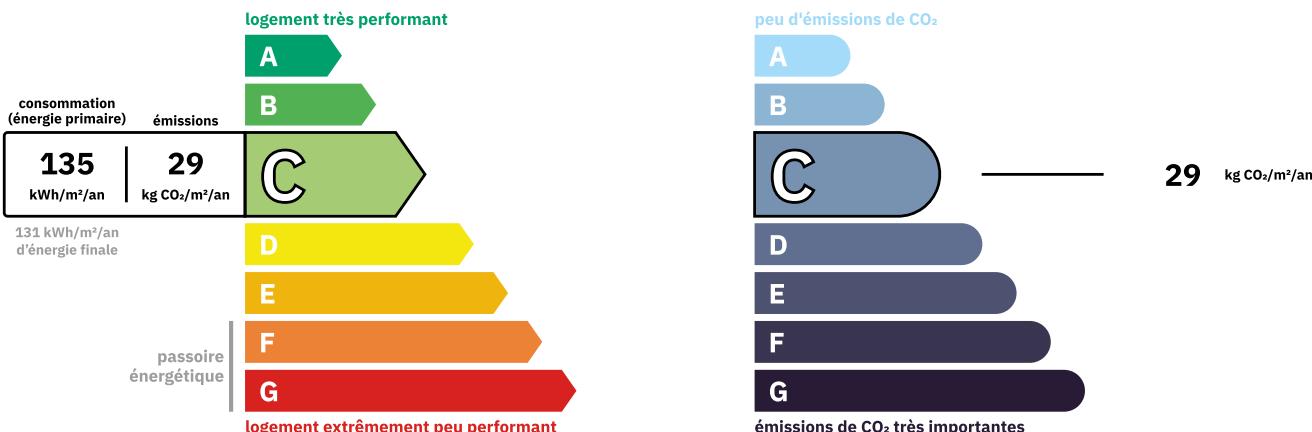
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A33890JST74>  
COMPLETE FILE AND PHOTO ON REQUEST

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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 6550 € and 8920€ for 2022

## 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

Réf :A33890JST74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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