



RENOVATED FARMHOUSE & GÎTE WITH
BREATHTAKING VIEWS OVER SAMOËNS
TOWARDS THE GRAND MASSIF & MONT BLANC

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PROPERTY FACT FILE	
REFERENCE	A38058JST74
PRICE	€ 1,050,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	196 m ²
LAND	633 m ²
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional views over the Giffre valley
- Excellent rental income from the apartment
- Fully renovated
- Peaceful location
- Geneva is easily accessible

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The farmhouse has been fully renovated while preserving its rustic charm. The main living area spans nearly 60 m², featuring high ceilings and expansive picture windows that frame breathtaking views of the surrounding mountains.

DESCRIPTION

Perched at 1,100 metres above sea level, this south-facing farmhouse enjoys a peaceful setting in a quiet hamlet at the top of Verchaix.

Panoramic views of the surrounding mountains can be enjoyed from multiple spots—including the first-floor balcony, the garden, the hot tub in the mazot, and two covered terraces.

Excellent energy rating: see details below

To the rear of the property, a spacious covered area provides ample room for parking, storage, and a workshop.

There is also excellent rental potential with a fully independent apartment of 50 sq m m plus terrace and pergola on the garden level.

Don't miss the EyeSpy 360° tour and floor plans

Heating: Wood-burning stove & heat pump

Electricity: Solar panels generate power, with surplus energy sold back to Enedis

The closest ski access for this delightful farmhouse is the gondola in Morillon Village for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The ski domain offers an impressive 265 km of pistes with a top station at 2500 m and mostly north-facing slopes.

The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 5 kms away is where you'll find a swimming lake, tree top rope trail, tennis courts, rafting, a restaurant/bar and access to walks along the Giffre river.

The area's accessibility, sunny orientation and natural b...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38058JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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

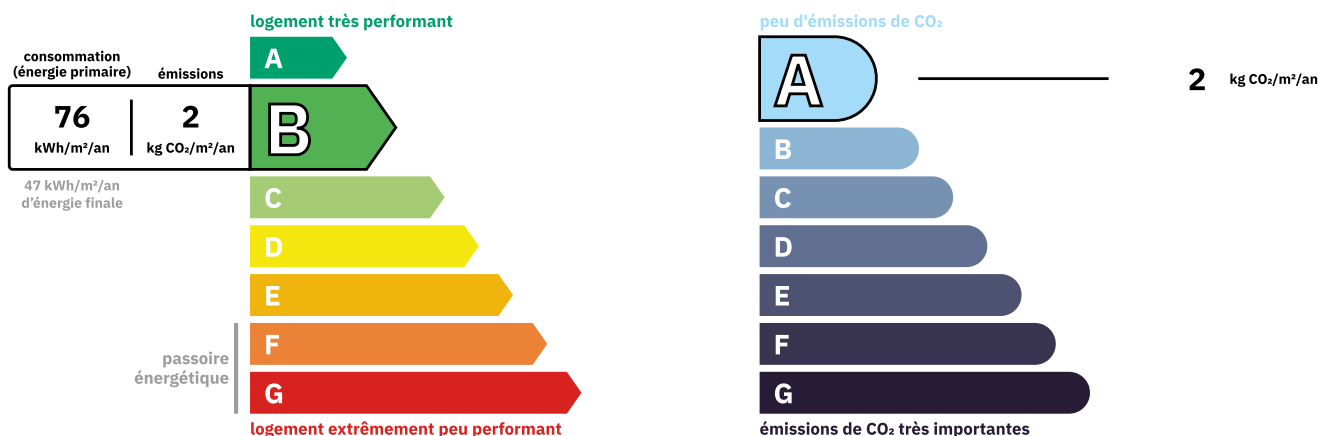
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ENERGIE-DPE

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



Property **Efficient**
Estimated annual energy costs
between 850 € and 1220€ for 2023

NOTICE

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

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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

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FILE COMPLETE
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