



DECEPTIVELY SPACIOUS, BEAUTIFULLY
RENOVATED SOUTH-FACING FARMHOUSE WITH
TWO PRIVATE ACCOMMODATION SPACES.

DECEPTIVELY SPACIOUS,
BEAUTIFULLY RENOVATED
SOUTH-FACING
FARMHOUSE WITH TWO
PRIVATE
ACCOMMODATION SP...



PROPERTY FACT FILE	
REFERENCE	A46903JST74
PRICE	€ 1,545,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	6
ACCOMMODATION	425 m ²
LAND	834 m ²
TOWN	La Côte-d'Arbroz
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- 2 private apartmentments
- Mazot to convert
- Fabulous south-facing mountain views
- Quiet location
- Renovated to a high standard

DECEPTIVELY SPACIOUS,
BEAUTIFULLY
RENOVATED
SOUTH-FACING
FARMHOUSE WITH TWO
PRIVATE
ACCOMMODATION SP...

Ref: A46903JST74

Set in the peaceful mountain village of La Côte d'Arbroz, near Morzine, this beautifully restored 18th-century Savoyard semi-detached farmhouse offers a rare blend of historic charm, contemporary luxury and exceptional energy efficiency.

DESCRIPTION

Carefully restored with exceptional attention to detail, this characterful farmhouse showcases the craftsmanship of its original construction while providing all the comforts of a contemporary mountain home. Throughout the renovation, traditional materials and period features have been preserved wherever possible, creating interiors that feel both authentic and refined.

6 km to the ski lifts in Morzine

The accommodation extends across approximately 368 m² of habitable space (425 m² in total) and has been thoughtfully configured as two fully independent apartments. Each has its own private entrance and complete living accommodation, while a spacious shared boot room provides practical access for both residences. This versatile arrangement is ideal for extended families, guest accommodation or buyers seeking rental income alongside private living, whilst also offering the flexibility to be enjoyed as one substantial home if desired.

The ground-floor apartment centres around a welcoming open-plan kitchen and dining area, complemented by a comfortable sitting room with a wood-burning stove. Three generously proportioned en-suite bedrooms provide stylish accommodation. Outside, there is a large terrace at ground level.

Occupying the upper floors, the second apartment has been designed with entertaining and family life in mind. A beautifully appointed kitchen flows into a bright breakfast area and spacious dining room, while the main lounge with fireplace provides a warm an...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46903JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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

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

DECEPTIVELY SPACIOUS,
BEAUTIFULLY RENOVATED
SOUTH-FACING FARMHOUSE
WITH TWO PRIVATE
ACCOMMODATION SP...

Ref : A46903JST74

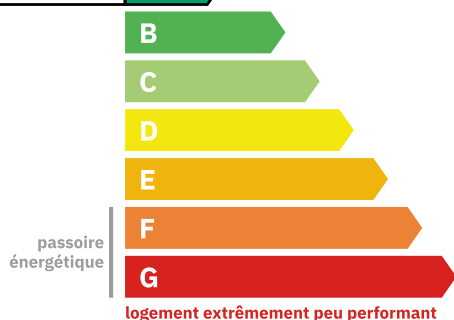
ENERGIE-DPE

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

consommation (énergie primaire) émissions logement très performant

62 | **1**
kWh/m²/an | kg CO₂/m²/an

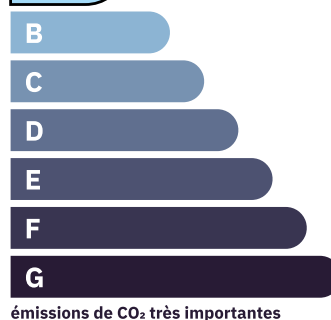
39 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

1 kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs
between 1407 € and 1970€ for 2023

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 : A46903JST74
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr