

Magnificent mill, renovated to a high standard only 10 minutes from Evasion Mont Blanc ski area. 1hr to Geneva



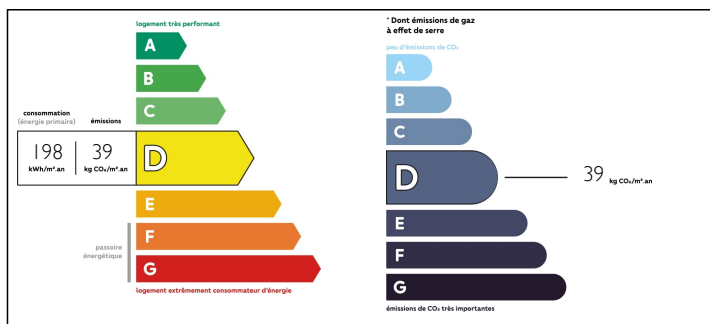
INFORMATION

Town:	Combloux
Department:	Haute-Savoie
Bed:	5
Bath:	4
Floor:	390 m2
Plot Size:	4338 m2

IN BRIEF

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 (61km). 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 apartments below which the current owners rent out to generate a fantastic income. The property is nestled in a very sunny valley surrounded by forest with a small stream running through the garden with a stone bridge. The idyllic location of this remarkable property makes it ideal for a luxurious home or a charming holiday home and the outdoor kitchen and hot tub complete the luxury appeal. The apartments can continue to be rented out or could be reintegrated easily in to the main house. Guests...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2627 EUR

NOTES

DESCRIPTION

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 and