LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41773JST74 Price: 895 000 EUR

agency fees to be paid by the seller

Renovated farmhouse & gîte with breathtaking views over Samoëns towards the Grand Massif & Mont Blanc







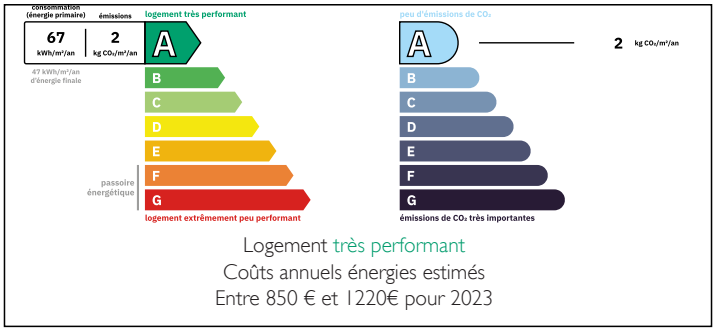








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 850 € et 1220€ pour 2023

INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	196 m2
Plot Size:	633 m2

IN BRIEF

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.

In winter, when the valley lies beneath a blanket of clouds, the farmhouse sits serenely above, offering a spectacular panorama of mountain peaks emerging from a sea of mist.

*Ski access: 5 km

• Ground floor
Covered terrace; entrance, bathroom with walk-in shower; staircase leading to independent apartment; large living area: kitchen, dining/living room; pantry; WC; 2 bedrooms (1 single & 1 double with skylights)

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.

Plus: lawn; mazot; parking; lots of covered storage

Samoëns: 7.5 km
Les Gets: 15 km
Geneva: 55 km

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NOTES

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 good 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 Grand Massif offers an impressive 265 km of pistes with a top station at 2500 m.

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 beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and...