

Traditional Savoyard farmhouse to renovate with fabulous mountains views within commuting distance of Geneva

EXCLUSIVE



INFORMATION

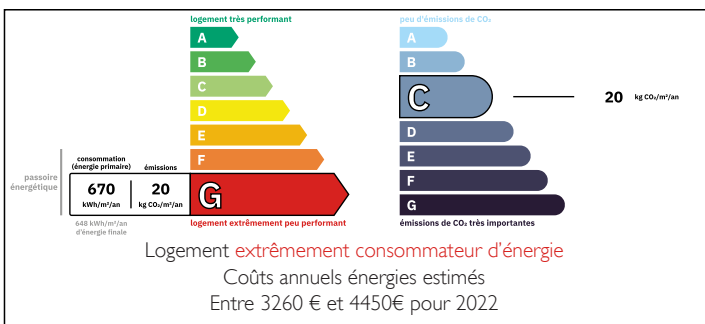
Town:	Taninges
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	260 m ²
Plot Size:	1443 m ²

IN BRIEF

Set in a peaceful hamlet, this character property offers a comfortable habitable space alongside excellent potential to create a more spacious country home. The existing accommodation is in good condition, while the generous gardens, traditional mazot, and large barn with conversion potential provide exciting possibilities for future development. Planning permission is already in place to enhance the living space.

Perched above the market town of Taninges in the heart of the French Alps, this property enjoys a stunning mountain setting. The area is renowned for its year-round outdoor lifestyle, with easy access to hiking, cycling, skiing, and the renowned Grand Massif, Portes du Soleil and Praz de Lys Sommand ski areas, while local shops, restaurants, and amenities remain within a short drive. Combining alpine charm, natural beauty, and excellent access to Geneva and its international airport, this is an...

ENERGY - DPE



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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.



DESCRIPTION

Summary

- Ground floor (c. 100 m²)

Entrance via a practical boot room, leading into a dining/living room with fireplace

Kitchen

Double bedroom

Hallway

Bathroom with bath/shower

Large storage room

Laundry room

Separate WC

- Upper level (c.20 m² interior habitable space)

Bedroom with large covered terrace and mountain views

Hallway

Technical room housing the heating system c.20 m²

Spacious barn with excellent renovation potential (c. 120 m² still to make habitable over two levels potentially)

Please note that the roof requires urgent attention.

- Outbuildings & land

Stable (20 m²)

Traditional mazot

Generous garden

NOTES

Buying a property in Taninges, France, offers numerous benefits. Situated in the stunning north-western French Alps, the area boasts breathtaking mountain views and easy access to outdoor activities. Taninges provides a peaceful lifestyle while being close to Geneva and the Arve valley, making it convenient for commuters. The town is rich in cultural heritage, with historical landmarks like the Chartreuse de Mélan and Eglise Saint-Jean-Baptiste. Additionally, the proximity to Lake Geneva and Annecy adds to the appeal. With its natural beauty, cultural charm, and investment potential, Taninges presents an attractive opportunity for property buyers either for a primary or secondary residence.