LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45745JST74 Price: 380 000 EUR

agency fees to be paid by the seller

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







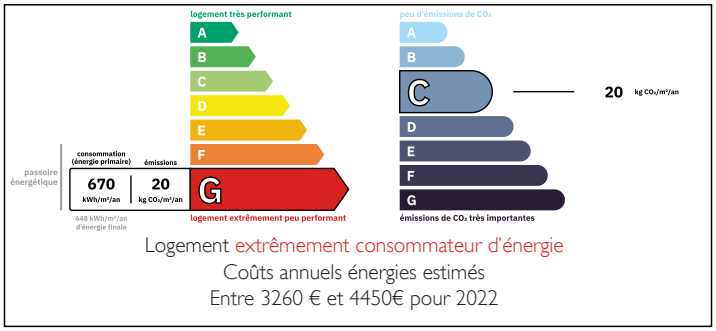








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3260 € et 4450€ pour 2022

INFORMATION

Town:	Taninges
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	260 m2
Plot Size:	1443 m2

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...

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.

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NOTES

DESCRIPTION

Please note that the roof requires urgent attention with an estimated cost of 150 000 Euros.

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)

• Outbuildings & land

Stable (20 m²)
Traditional mazot
Generous garden

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