

Deceptively spacious, beautifully renovated south-facing farmhouse with two private accommodation spaces.



INFORMATION

Town:	La Côte-d'Arbroz
Department:	Haute-Savoie
Bed:	7
Bath:	6
Floor:	425 m ²
Plot Size:	834 m ²

IN BRIEF

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.

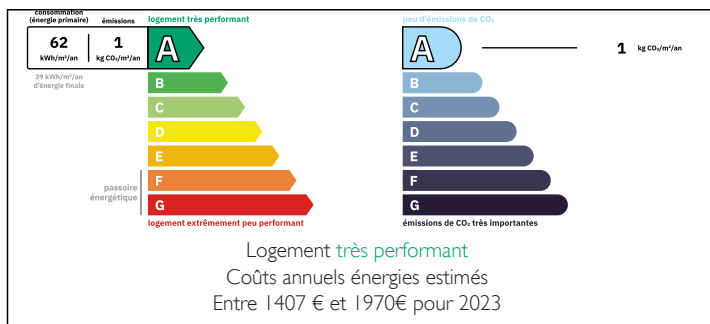
Extensively renovated in 2024, the 368 m² property (425 m² total) has been finished to an outstanding standard while preserving its authentic character. Designed with flexibility in mind, it can be enjoyed as one spacious family home or divided into 2 independent residences, making it ideal for extended families, holiday use or rental income.

An exceptional A-rated energy certificate, air-source heat pump and high-performance insulation ensure year-round comfort with low running costs.

Surrounded by peaceful countryside and mountain views, the property also benefits from generous



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.



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.

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 and inviting focal point. An additional sitting room area offers flexibility as a reading room, TV lounge or home office, and generous terraces provide the perfect setting for outdoor dining and relaxation. This apartment comprises of four bedrooms, three bathrooms, a mezzanine...

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