LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48234JEH74 Price: 1 590 000 EUR

agency fees to be paid by the seller

Center of the village of La Chapelle-d'Abondance, an authentic Savoyard farmhouse of 430 m - for 16 people.







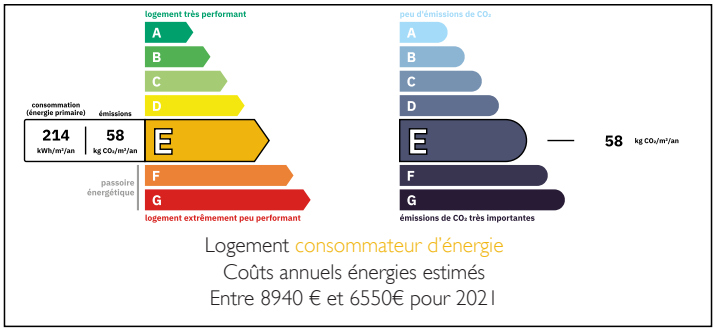








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 8940 € et 6550€ pour 2021

INFORMATION

Town:	La Chapelle-d'Abondance
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	430 m2
Plot Size:	1117 m2

IN BRIEF

Located in the heart of La Chapelle-d'Abondance, this former farmhouse dating back to 1680 offers approximately 430 m² of living space spread over three levels, having undergone a complete renovation in 2007–2008. It features six bedrooms with en-suite bathrooms, spacious living areas complete with a fireplace and cathedral ceilings, and a separate one-bedroom apartment.

Currently operated as a bed and breakfast, the property attracts an international clientele, with the option for new owners to continue this business. It could also serve as a family residence with rental income potential, or offer a blend of private living and tourism-based activity.

Set on a 1,117 m² plot, the property includes a south-facing garden, a terrace, a jacuzzi, a double garage. It enjoys a central location, close to local shops and the ski-bus stop.

A rare find that combines Alpine charm, tourism potential, and...

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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LOCAL TAXES

Taxe foncière: **4979 EUR**

NOTES

DESCRIPTION

An authentic Alpine property full of character

Discover a truly unique property in the heart of La Chapelle-d'Abondance, one of the most authentic villages in the Portes du Soleil area.
Dating back to 1680, this former farmhouse offers approximately 430 m² of living space spread over three levels. Fully renovated between 2007 and 2008, it harmoniously blends the character of traditional Alpine architecture with modern comforts.
The property features six bedrooms, each with an en-suite bathroom, including a master suite and several spacious guest rooms. Its layout offers great flexibility, making it equally well-suited as a family residence or a hospitality venture.

Warm and inviting living spaces

On the upper level, the main living area captivates with its spectacular cathedral ceiling, original exposed beams, and a central fireplace—all of which embody the charm and authenticity of an Alpine property. Large floor-to-ceiling windows offer stunning mountain views. A mezzanine overlooking the living area and a fully equipped kitchen complete this space, making it an ideal setting for family gatherings or hosting guests in an exceptional environment.
At the garden level, there is an independent one-bedroom apartment, complete with a living room, kitchen, bathroom, and direct access to the garden—a valuable asset for organizing living and guest accommodation to suit your specific needs.

Layout Description and Floor Areas
1. Garden Level
Independent Apartment – Cellar / Storage Room
Living room: 30 m²
Bedroom: 16 m²
Bathroom: 1
2. Ground Floor
Bedroom Area