LEGGETT
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Ref: A48825JST74 Price: 1 195 000 EUR

agency fees to be paid by the seller

Exceptional alpine farmhouse with panoramic valley and mountain views, Grand Massif. Near Samoëns.







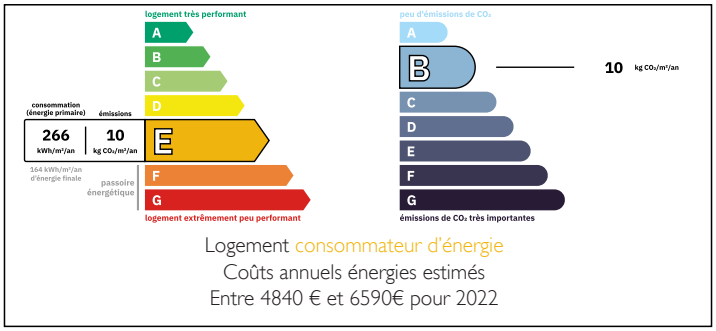








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4840 € et 6590€ pour 2022

INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	226 m2
Plot Size:	12296 m2

IN BRIEF

A stunning Savoyard farmhouse near Verchaix, built in 1823 and renovated by its current owners, occupying an elevated, south-facing position in a secluded mountain hamlet. Set within over 12,000 m² of meadow and woodland, the property enjoys uninterrupted panoramic views across the Giffre valley and is ideally placed for mountain biking and hiking, yet remains within easy reach of Geneva.

Offering 226 m² of habitable space over three levels, the house combines generous living areas and original character, including a large kitchen/dining room, two reception rooms, four bedrooms, a sauna, workshop/studio and cellar. A traditional 65 m² barn offers potential for approximately 130 m² of additional accommodation, subject to permissions.

Outside are traditional outbuildings, a mazot, garden and four parking spaces. With a new driveway, compliant septic system and electrical installation,

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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.

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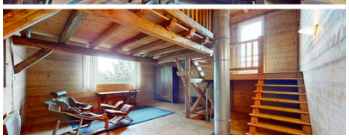
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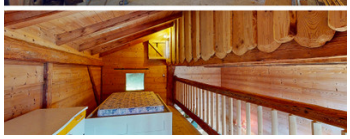
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NOTES

DESCRIPTION

Tucked away in a peaceful mountain hamlet, this historic Savoyard farmhouse offers an unusual combination of privacy, space and outstanding views. Dating from the early 19th century, the property has been renovated over the years to provide spacious living accommodation, set within approximately 12,296 m² of meadow and woodland.

Contact us for more photos and a video

Its elevated, south-facing position enjoys magnificent views across the Giffre valley, with sunshine throughout the day and direct access to the surrounding mountain landscape. Geneva is approximately 50 km away. Although located within the commune of Taninges, it's located close to the village of Verchaix.

NB: Energy rating will improve automatically to a D from January 2027 due to a change in regulations

The house is arranged over three floors. The ground level offers a spacious kitchen and dining area, together with two welcoming reception rooms, including the original farmhouse kitchen with its double-sided fireplace. A shower room, WC and sauna complete this floor. Upstairs are three bedrooms, a dormitory and a separate workshop/studio with its own external entrance. Several rooms benefit from balconies, while mezzanine areas add further flexibility. There is also scope to create an additional bathroom. A cellar provides useful storage below.

The grounds are complemented by a traditional 65 m² barn, with potential to create around 130 m² of further accommodation over two levels, subject to planning permission. A mazot, garden, additional outbuildings and four parking spaces complete the exterior.

The property has two existing water sources, a compliant...