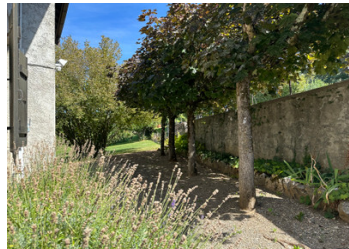


Spacious 19th Century 5 bedroom farmhouse, steeped in local history with stunning views



INFORMATION

Town:	Collonges-sous-Salève
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	1359 m2



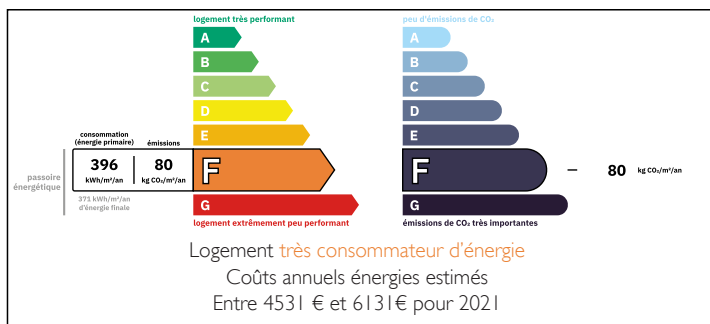
IN BRIEF

Situated at the foot of Mont Salève, this 19th century farmhouse is in the mid-levels of Collonges sous Salève on a 1359m2 plot featuring a car port, a workshop (the old village laundry house) with the original stone laundry trough. To the west are stunning views of Lake Geneva, the Jet d'eau and Jura mountains, whilst to the east are the majestic rock formations of Mont Salève.

Croix de Rozon border crossing is 1.3kms away with central Geneva a 20 minute drive. The centre of Collonges sous Salève with it's variety of local commerce is a 7 min walk, and popular ski resorts are reached in an hour.

This house has a kitchen leading to a double living area with 2 fireplaces, and retains original features of beams and stone walls. It has a parental suite and 4...

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

This charming farmhouse, built in 1880, is the ideal family home particularly well-located for cross-border workers with the nearest border crossing only 1.3kms away. This property is situated on a quiet residential road with it's privileged location providing stunning views of Lake Geneva, the Jet d'eau and Mont Salève. It's 1359m2 grounds are bordered to the west by agricultural land and it is surrounded by it's own mature garden and terraces.

The house comprises of 186m2 of habitable space, with an additional 175m2 of usable space comprising of a workshop annex with separate storage, a spacious cellar of 36m2, two large terraces of 12m2 and 14m2 at attic level - and 84m2 of convertible attic space of which 40m2 is above 1.8m high.

Ground Floor: The entrance porch leads onto a more formal entrance area with visitors WC – and through to a spacious double living area of 61m2 served by two open fireplaces. This in turn leads directly to a separate 19m2 kitchen with additional back-kitchen / pantry and a back porch.

First Floor: Leading off a landing with numerous fitted cupboards are five double bedrooms including a large parental suite of 26m2 including it's ensuite salle de douche. The smallest of the five bedrooms is 11.3m2. Finishing the first floor is a bathroom and separate WC.

Second Floor: A large unconverted, high potential attic space of 84m2. With 40m2 over 1.8m high and therefore future surface habitable. Each end of...

LOCAL TAXES

Taxe habitation: EUR

NOTES