

Fully refurbished 16th century manor house featuring a private apartment with a fabulous vaulted ceiling.



EXCLUSIVE

## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Mieussy      |
| Department: | Haute-Savoie |
| Bed:        | 6            |
| Bath:       | 5            |
| Floor:      | 487 m2       |
| Plot Size:  | 1542 m2      |

## IN BRIEF

\*Note offer recently accepted

Originally dating back to 1585, this stunning historic stone house in Mieussy, Haute Savoie, offers breathtaking south-facing mountain views, just 30km from Geneva and near renowned ski resorts.

With period features, natural stone floors, a grand staircase, and a majestic vaulted wooden ceiling in the barn conversion, it blends charm and luxury. Boasting 6 bedrooms, multiple living areas, a large garden, terraces, and flexible accommodation, this unique property is perfect as a family home or alpine retreat.

\*Views of Mt Blanc\*

Currently configured as 2 separate living areas. Each floor c. 180 sq m.

Ground floor: kitchen/dining area, lounge, utility

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.

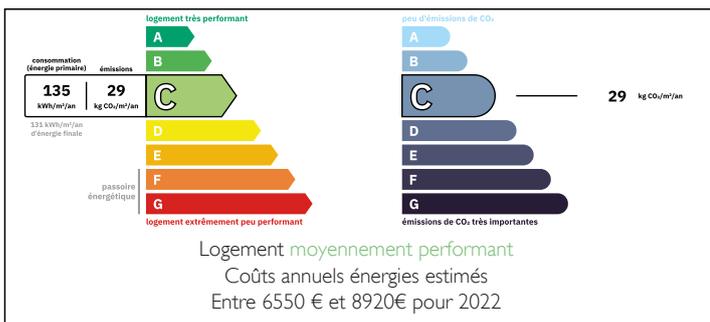
bedroom, bathroom

Garden level 3 workshop & cellars

Large garden,...



## ENERGY - DPE





## DESCRIPTION

This outstanding historic house is located near the centre of the picturesque village of Mieussy in the Haute-Savoie region. The village is known for its Alpine charm and outdoor activities. It has a rich history and serves as a gateway to nearby ski resorts. These include the Portes du Soleil, the Grand Massif, L'Espace de Lys and Les Brasses.

\*\*Life in Mieussy offers the best of both worlds as Geneva is an easy 30 km commute through the stunning Valley Verte.\*\*

\*Excellent energy rating for a house of this type\*

Once a convent dating back to 1585, this spacious and beautifully refurbished house is located near the church in Mieussy and within walking distance of village amenities. While retaining its rich historical charm, the property has been tastefully modernized to offer luxury and comfort.

\*\*Contact us for more photos and floor plans. Scroll down to see 360° images\*\*

The property's layout combines elegance and functionality, offering:

Ground Floor: A spacious kitchen and dining area featuring an ornate wood-burning stove, a comfortable lounge with an open fire, a utility room, games room, boiler room, WC, shower room, and ample storage space.

First Floor: Four generously sized bedrooms, including three with en-suite facilities (two with en-suite showers and one with an en-suite bathroom and dressing room), plus separate WCs.

Second Floor Private Apartment: A dramatic space with 10-meter-high ceilings and 190 sq m of living area. This floor is currently configured with two lounge areas, a large open-plan kitchen and dining area, an open-plan...

## LOCAL TAXES

Taxe foncière: 2035 EUR

Taxe habitation: EUR

## NOTES