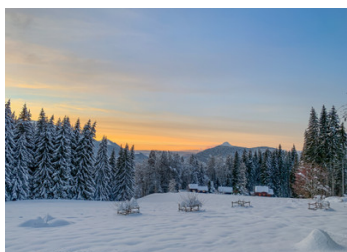
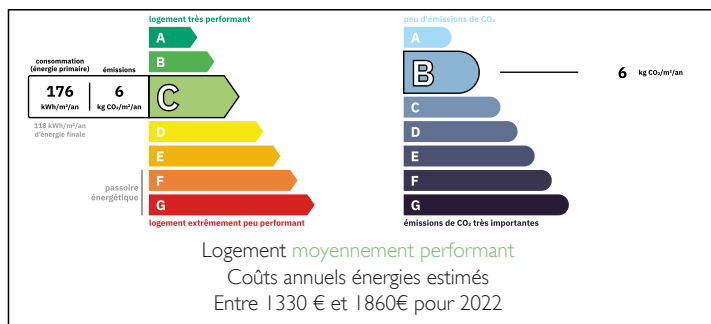


Impressive traditional Savoyard farmhouse in a secluded and stunning location with exceptional mountain views

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Arâches-la-Frasse
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	249 m <sup>2</sup>
Plot Size:	4468 m <sup>2</sup>

## IN BRIEF

This fabulous traditional Savoyard farmhouse, with lots of land, is located at 1,150 m altitude in a peaceful, private location with stunning views of the Aravis mountains.

\*Just 6 km to the telecabine in Les Carroz\*

The property offers approx. 249 m<sup>2</sup> of living space: a renovated ground floor (123 m<sup>2</sup>) with entrance, open-plan kitchen/living/dining area, 2 bedrooms, bathroom, WC, laundry and cellar, plus a 9 m<sup>2</sup> wine cellar.

The upper floor (126 m<sup>2</sup>), already partly arranged with an office, bedroom and workshop, requires renovation and offers excellent potential, with space prepared for underfloor heating.

Outbuildings include a 44 m<sup>2</sup> barn, a 21 m<sup>2</sup> barn and a 32 m<sup>2</sup> garage, set on a large plot of land with

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

As the ground floor has already been renovated, this charming farmhouse is ready for immediate occupancy. Over time, you can truly make it your own by transforming the spacious upper floor, which offers a blank canvas for further development. Currently, the upper level is already habitable, as the present owners have thoughtfully created rooms there.

What truly sets this property apart is its exceptional west-facing position. Situated among pine forests and open fields, it enjoys a peaceful setting with breathtaking mountain and valley views. In the evenings, you can relax on the terrace and take in the spectacular sunsets.

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of pistes.. As well as Les Carroz, the ski domain includes Flaine, Samoens and Morillon.

Nearby Les Carroz has an impressive range of restaurants, cafes and bars catering to all tastes as well as a wide selection of shops and other amenities, including a leisure complex with an indoor and outdoor swimming pool. Closer to the farmhouse, Arâches-la-Frasse also has amenities including a boulangerie.

\*The new 'Gron' ski lift opened this season and a 700 m zipline is planned\*

The area is equally popular in the summer with numerous activities to enjoy including walking, hiking, climbing, mountain biking, paragliding and lots more. There is also a fantastic toboggan run in Les Carroz.

\*Hiking from the front door\*

Please contact us for more details and additional photos.

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Information about risks to which this property is

## LOCAL TAXES

Taxe habitation: EUR

## NOTES