

Impressive 5 bedroom Savoyard farmhouse and separate 3 bedroom apartment beside the pistes, Grand Massif



INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	8
Bath:	3
Floor:	310 m2
Plot Size:	1 180 m2

IN BRIEF

Traditional mountain farmhouse offering 310m² of living space on a 1,180m² plot with panoramic mountain views, just minutes from Morillon village.

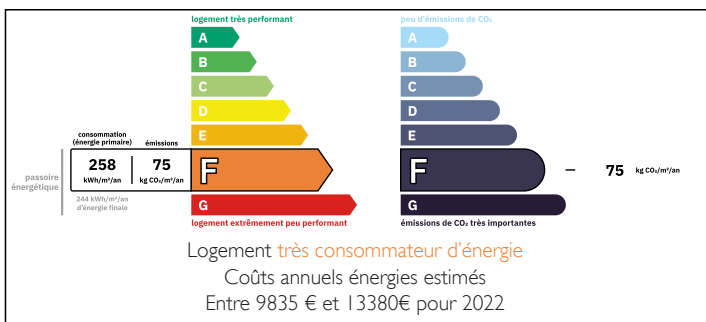
Full of character and excellent rental potential, the property is divided into two independent dwellings.

The main residence occupies the first and second floors. It features a spacious 50m² living and dining area with fireplace, a fully equipped kitchen with pantry, a double bedroom with balcony, bathroom, dressing room, laundry and utility room.

Upstairs, there are four bedrooms, a mezzanine area, a bathroom and sauna.

The private apartment on the ground floor offers a large kitchen, living/dining room with fireplace, three bedrooms and a spacious bathroom.

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.



LOCAL TAXES

Taxe habitation: 1558 EUR

NOTES

DESCRIPTION

This charming farmhouse enjoys a fabulous location overlooking the piste down to Morillon village and the telecabine passes nearby. The Doina piste is fully equipped with snowmaking and open according to snow conditions. When this piste isn't open, access is easy to the telecabine which is just 400 m away. This provides access to Morillon Les Esserts and the rest of the Grand Massif.

Morillon itself is a traditional village and ski resort which is part of the Grand Massif and its 265kms of pistes. The ski area consists of Samoens, Les Carroz, Flaine and of course Morillon. The Grand Massif has a high point of 2500 metres.

The Giffre Valley increasingly popular with both French and foreign visitors. The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The area's accessibility, sunny orientation and natural beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and lovers of all kinds of Alpine activities.

The leisure base at Lac Bleu is just 1 km away – where you'll find a swimming lake, tree top rope trail, crazy golf, tennis courts and rafting, a restaurant/bar and access to walks along the Giffre river.

Check out the Morillon and Samoens tourist sites for more details.

Fuel boiler less than 10 years old

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>