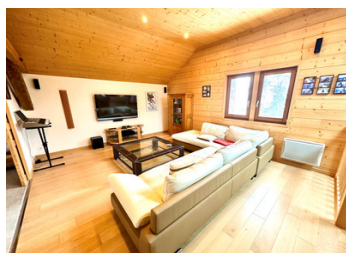


Country house and separate guest house of 2 apartments, set in stunning, mature gardens with magnificent view.



## INFORMATION

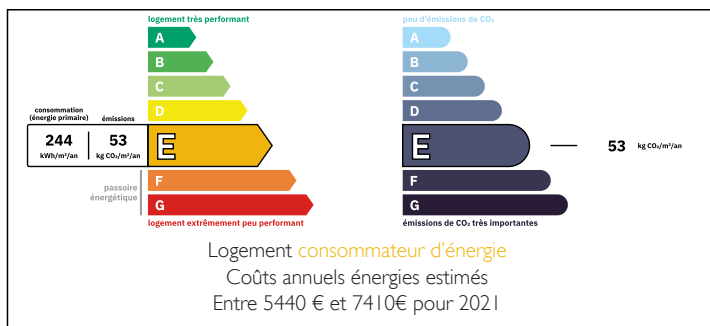
|             |                    |
|-------------|--------------------|
| Town:       | Contamine-sur-Arve |
| Department: | Haute-Savoie       |
| Bed:        | 10                 |
| Bath:       | 6                  |
| Floor:      | 592 m2             |
| Plot Size:  | 16616 m2           |

## IN BRIEF

Walking distance from the village of Contamine-sur-Arve, this magnificent property consists of a main house built in 1830, and a guest house built in 1899 which includes two apartments. Set in over 1.6 hectares of land, this property is surrounded by mature, well-maintained gardens with a pool, greenhouse and hobby vineyard, summer terrace with stone fireplace, a variety of trees, shrubs and hedges, and a row of four garages at the end of a second drive.

Uninterrupted views across the Arve Valley to the Aravis mountains and Mont Salève can be enjoyed from a large balcony, surrounding terraces and main living areas. Although the perfect country retreat, it's only 4 kms from the Autoroute Blanche (A40) with access in under 20 mins to border crossings into Geneva - and in the other direction, to 30 ski resorts...

## 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: EUR**

## NOTES

## DESCRIPTION

Located in the charming village of Contamine-sur-Arve, walking distance from amenities, this exceptional 10-bedroom property enjoys elevated views across the Arve valley to the Aravis mountains and Mont Salève. Comprising of two separate houses (the Main House and Guest House converted into two self-contained apartments) this superb property, with an interesting local history, offers a variety of possibilities.

The two houses are set either side of a pool, in over 1.6 hectares of well-maintained gardens - and are laid out as follows:

The Main House (1830) - 361 m<sup>2</sup> of "surface habitable" across three floors (served by a well-maintained Schindler lift):

Ground floor: 2 large reception rooms ( 34 and 35m<sup>2</sup>) one with new insert woodburner , a separate kitchen with cast iron and brass Lacunza (26.5 m<sup>2</sup>), adjacent pantry (11.5m<sup>2</sup>) and laundry room (7m<sup>2</sup>). Guest toilet (6m<sup>2</sup>) and safe (4m<sup>2</sup>).

First floor: Large living room of 62m<sup>2</sup> leading out onto a 17m<sup>2</sup> balcony. A parental suite (bedroom plus shower room) of 24.5m<sup>2</sup> and a main parental suite of 27.5m<sup>2</sup> - with adjacent bathroom (9.8m<sup>2</sup>)

Second Floor: Large living area (73m<sup>2</sup>) currently used as an office/library and games room leading onto a guest suite (bedroom and bathroom) of 27 m<sup>2</sup>, and additional bedroom (17.5m<sup>2</sup>) with adjacent dressing room (4m<sup>2</sup>). Access to attic.

The Guest House (1899) - Two apartments of 88m<sup>2</sup> "surface habitable" (ground floor) and 143m<sup>2</sup> "surface habitable" (first floor duplex):

Cellar: boiler room (13m<sup>2</sup>), cellar space and authentic vaulted wine cellar (24m<sup>2</sup>).

Ground floor...