

Old Fruitiere (Cheese making house) over 4 levels to be renovated. Near Samoëns, French Alps



INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	360 m2
Plot Size:	812 m2

IN BRIEF

Located in the charming village of La Rivière-Enverse, within the picturesque Giffre Valley in the French Alps, lies an enchanting piece of history: an old traditional cheese-making house dating back to the 1800s. This property, with its rich heritage and rustic charm, stands as a testament to the region's past.

50 km to Geneva

8 km to Samoëns

This characterful building – over 3 levels plus attic with a footprint of 90 sq m – offers a unique opportunity for those with a vision for renovation and restoration.

The structure is in good condition, ensuring a solid foundation for any refurbishment projects.

Preliminary plans have been drawn up for

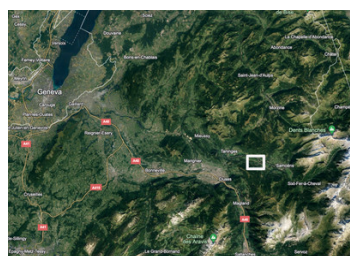
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE

DPE not required.



DESCRIPTION

Planning zone: High-density urbanisation zone (UA)
The internal space is 9 x 10 m over 4 levels including the attic. Total habitable space permitted will be subject to local planning regulations.

Located only 3.5 km from the ski lift in Morillon in the pretty village of La Rivière-Enverse, the property provides easy access to the Grand Massif ski domain and it's 265 km of pistes. As well as Morillon, the ski area includes Samoens, Les Carroz and Flaine. Additionally, the resorts of Les Gets – for access to the Portes du Soleil – and Praz de Lys are just 20 minutes away.

The Giffre valley is just as popular from late spring through autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

It is also commutable to Geneva and the Arve valley.

- 1 hr from Geneva airport
- 15 minutes drive to rail lines into Geneva
- within 15 minutes of the A40
- 15 mins to Les Gets
- 50 minutes to Chamonix

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

LOCAL TAXES

Taxe habitation: EUR

NOTES