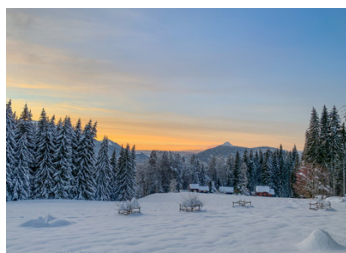
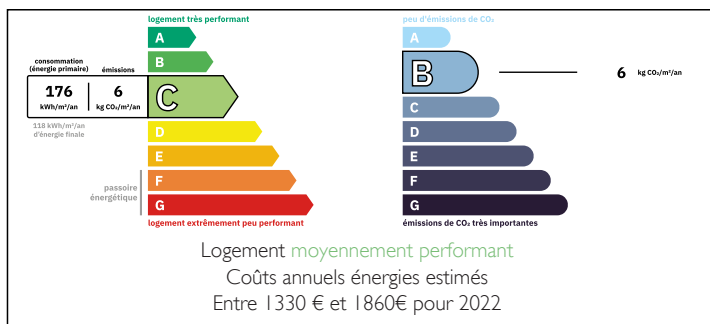


Impressive traditional Savoyard farmhouse in a secluded and stunning location with exceptional mountain views

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Arâches-la-Frasse |
| Department: | Haute-Savoie      |
| Bed:        | 3                 |
| Bath:       | 1                 |
| Floor:      | 249 m²            |
| Plot Size:  | 4468 m²           |

## 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.

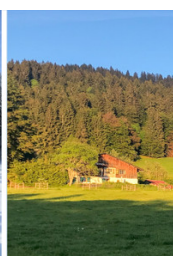
\*Just 6 km to the telecabine in Les Carroz\*

The property offers approx. 249 m² of living space: a renovated ground floor (123 m²) with entrance, open-plan kitchen/living/dining area, 2 bedrooms, bathroom, WC, laundry and cellar, plus a 9 m² wine cellar.

The upper floor (126 m²) represents an opportunity to create additional space of up to 250 m². The owners have already prepared the key stages of the project, including the construction of a slab on hollow-core blocks and the design of the staircase. This takes into account the future thickness of underfloor heating and provides a foundation for a

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

**\*\*A rare alpine property with great renovation potential on the upper floor.\*\***

As the ground floor has already been renovated, this charming farmhouse is ready for immediate occupancy. On the upper floor, much of the preparatory work has already been completed. Over time, you can truly make it your own by transforming this spacious level, 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.

NB: Living area used for the energy performance assessment: 100 m<sup>2</sup>.

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...

## NOTES