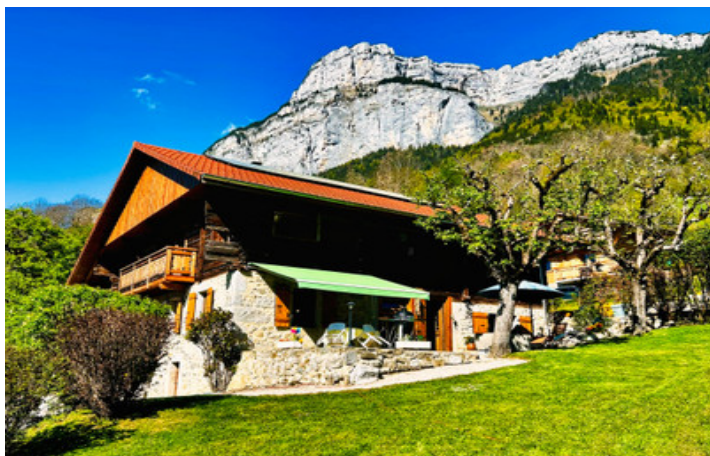


Renovated Savoyard farmhouse with panoramic views, large grounds and development potential near Geneva and ski



INFORMATION

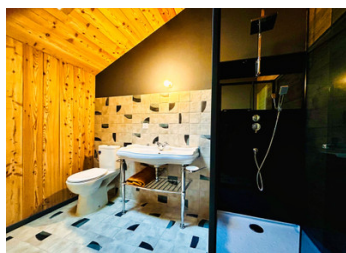
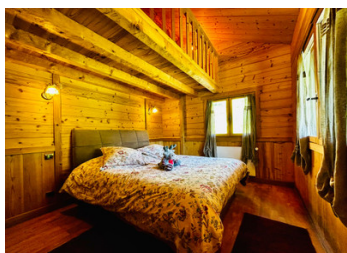
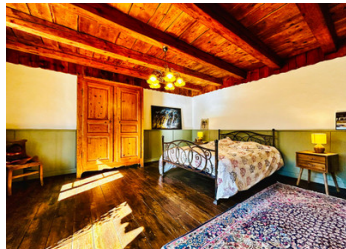
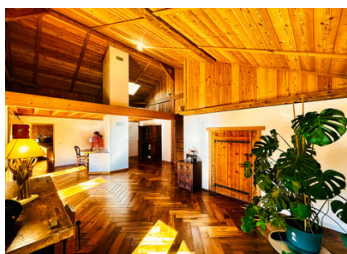
Town:	Glières-Val-de-Borne
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	221 m ²
Plot Size:	2984 m ²

IN BRIEF

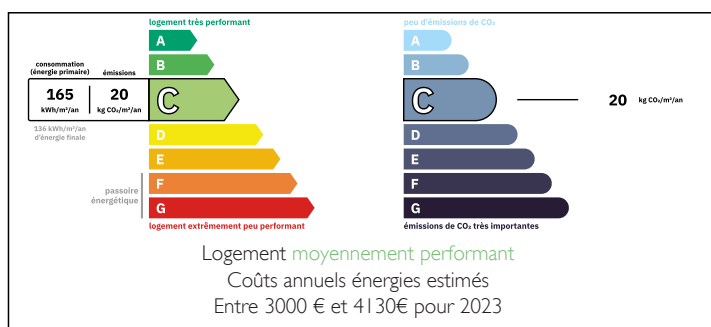
Discover this beautifully renovated former Savoyard farmhouse offering 309 m² of total floor area, including 221 m² habitable space alongside 88 m² of additional attic, mezzanine and utility spaces, set within generous grounds in a peaceful Alpine setting.

The property combines authentic character with impressive internal volumes, including a 47 m² living room, 44 m² upper salon, generous kitchen and multiple mezzanine areas, all benefiting from panoramic views across the surrounding mountains and valley landscape.

Ideally positioned within easy reach of amenities and nearby ski resorts including La Clusaz and Le Grand-Bornand, the property also offers convenient access to Annecy, Geneva and year-round Alpine activities, making it equally suited as a primary residence, mountain retreat or lifestyle investment.

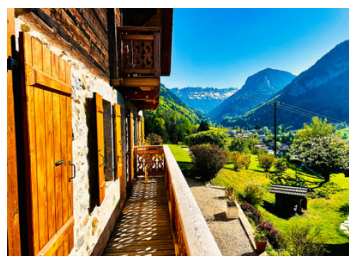


ENERGY - DPE



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.



DESCRIPTION

Dating from 1835, this former Savoyard farmhouse has been thoughtfully renovated using high-quality materials while preserving much of its original charm and atmosphere. Positioned within a peaceful natural setting, the property enjoys wide-reaching views across the surrounding mountains and valley, creating a strong sense of space and tranquillity.

The ground floor includes an entrance, a spacious 27 m² kitchen, a large 47 m² living room, a generous bedroom and bathroom, along with utility and laundry areas. The layout provides comfortable day-to-day living with excellent natural volumes and direct access to the exterior spaces.

Upstairs, the property continues to impress with a remarkable 44 m² upper salon featuring mezzanine space and exposed character features, alongside two additional bedrooms and a shower room. Additional attic spaces of more than 75 m² already benefit from direct exterior access as well as existing plumbing and electrical connections, offering exceptional flexibility and significant further development potential depending on requirements.

The property also benefits from three cellars, providing valuable storage and utility space for bikes, skis, wine storage and outdoor equipment.

Externally, the farmhouse sits within large 2984 m² sunny grounds surrounded by nature, with balconies and exterior spaces allowing full enjoyment of the panoramic mountain and valley views throughout the seasons.

An additional advantage is the property's excellent energy performance rating, particularly notable for a character farmhouse of this scale, helping combine traditional Alpine charm with modern comfort and efficiency.

Despite its peaceful atmosphere, the property remains well connected to the wider Haute-Savoie

LOCAL TAXES

Taxe habitation: EUR

NOTES