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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Ferme Chavonnes

Morillon, Samoëns & Vallée, Grand Massif

640 000 Euros



Contact

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Key Features

| | |
|-----------------------|---------------------|
| Price | 640 000 Euros |
| Status | UNDER CONTRACT |
| Last updated | 27/03/2024 |
| Area | Grand Massif |
| Location | Samoëns & Vallée |
| Village | Morillon |
| Bedrooms | 8 |
| Bathrooms | 3 |
| Floor area | 704 m ² |
| Land area | 3000 m ² |
| Detached | Yes |
| Chimney | Open fire |
| Nearest skiing | 200 m |
| Nearest shops | 1 km |
| Garden | Yes |
| Drainage | None |
| Agency fees | Paid by the seller |

Property Description

Nestled serenely on a tranquil cul-de-sac just over 1km above the picturesque alpine village of Morillon, this captivating 1757 farmhouse awaits its revival. An exceptional offering in today's property landscape, the sheer size of this property is a rare find. The ground floor, currently partitioned into two distinct residences, encompasses an impressive 304m². However, it's upon stepping into the barn on the first floor that the true splendor of this estate comes to life. With an expansive floor area of approximately 400m², the barn's awe-inspiring wooden framework remains in impeccable condition, a testament to the meticulous roof maintenance over the years. The barn offers ample vertical space for a potential second floor and mezzanine. Revel in breathtaking views of the surrounding mountains, both to the north and south.

Adjacent to the farmhouse, a charming two-story barn of approximately 40m² on the ground level provides additional potential. This smaller barn, if restored, could easily serve as covered parking while offering scope for an independent apartment or versatile office space on the upper floor.

Situated on 3000m² of agricultural land, the property enjoys an idyllic location on a peaceful cul-de-sac, enveloped by lush farmland and meadows. Access to the farm is granted via a shared public road, diligently cleared of snow by Morillon public services during winter. The Morillon home run piste lies a mere 200 meters from the farm, presenting a rare "ski-in ski-out" opportunity for the winter season.

All essential amenities, including electricity, water, and waste water, are conveniently connected. Given the farm's substantial scale, future renovation endeavors hold promise. A thoughtfully designed project could potentially divide the farmhouse into two separate, sizable units – north and south – each boasting approximately 560m² of living space. This imaginative plan opens doors for two families seeking an impressive alpine escape, a visionary investor aiming to tap into lucrative rental prospects, or those desiring a substantial farm retreat in a serene mountain locale, easily accessing winter ski domains and summer hiking and biking trails.





















