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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 Les Campanules

Les Carroz d'Araches, Flaine & Les Carroz, Grand Massif

899 000 €uros



Contact

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Key Features

Price	899 000 Euros
Status	FOR SALE
Last updated	21/02/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	500 m²
Land area	1000 m²
Detached	Yes
Heating	Combined system
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	1.5 km
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	1881.00 Euros
Energy efficiency rating	E (386)
CO2 emissions	D (45)
Agency fees	Paid by the seller

Property Description

Located in the Nants area of Les Carroz, 1.5 km from the village centre, the Campanules farmhouse, dating back to 1720 for its lower part and 1839 for the upper part, has retained its old charm. It already offers 182m2 of living space and the opportunity to develop an additional 300m2.

The lower part, with its large exposed stone walls, has been partially renovated to house a restaurant that shut several years ago. The original entrance door and inscriptions on its stone lintel attest to the authenticity of the building. It opens onto a corridor leading to two dining rooms where exposed stones, beams, rustic furniture, and an old-style kitchen sink immerse you in a 100% Savoyard setting, yet with the comfort of underfloor heating. A professional kitchen is at the back of this space, along with a toilet. The other half of the ground floor retains its old aspect and awaits renovation, comprising an old stable and a vaulted cellar.

Access to the first floor is either through a staircase from the ground floor or from the back of the farmhouse facing the barn. An entrance hall with cupboards provides access to several spaces:

A first apartment with an open kitchen to a living room with a mezzanine, a bedroom also with a mezzanine, and a shower room with a toilet.

A second apartment with 2 bedrooms with mezzanines, a bathroom, a toilet, and a kitchen open to the living room, leading to a large balcony.

The barn section, with a concrete slab, is yet to be renovated, offering huge potential, especially as a third level has been added, captivating those interested in restoring an old barn with its authentic structure and ample space.

The property also includes a greenhouse, a bread oven, and an authentic Savoyard mazot (decorative shed). Numerous parking spaces are available at the foot of the farmhouse.

The steel roof was redone in 2012.























