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# Ferme Balmotte

**Saint Sigismond, Flaine & Les Carroz, Grand Massif**

**365 000 €uros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	365 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	27/07/2015
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Saint Sigismond
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	90 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	9 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	367.00 Euros
<b>Energy efficiency rating</b>	G (500)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This attractive traditional Savoyard stone and timber farmhouse, built in 1856, is situated on 900m² of land (there is also the possibility of purchasing the adjacent 4500m² of land) and is in a quiet setting on the outskirts of Chatillon in the Grand Massif. It boasts a huge barn above with heaps of potential for renovation and increasing the overall living accommodation. It enjoys wonderful views across to the Pic du Marcellin of Praz de Lys. There is a running stone trough out the front of the property.

The nearest downhill ski lift system is Les Carroz, a 15 minute drive away by car. This gives access to the 265km of the Grand Massif including the high altitude resort of Flaine with its snow sure slopes. The cross country ski resort of Agy is just a 5 minute drive away. The quiet village of Chatillon, a short drive away, has a bakers, a bar, coffee shop, hotel and restaurant, pizza takeaway, post office, school, vets and church. The main town of Cluses is just 10 minutes away.

The main farm building has electric heating and a huge open fireplace in the kitchen/dining area. It is on mains water but has the potential to be reconnected to the source water. It has a kitchen/dining area, a bathroom, separate wc, 30m² lounge with log burner and patio doors onto the back terrace, 2 bedrooms, a dressing room and laundry room. In addition, there are 2 horse boxes, a tack room, 2 kennels, tool shed, a garage and carport.



































