



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Ferme des Prés

Le Petit Bornand Les Glières, Le Petit Bornand, Aravis

283 500 €uros



Contact

Contact **Pernille Porte** about this property.

Tel: +33 6 32 66 01 45

Email: pernille@alpine-property.com

Key Features

Price	283 500 €uros
Status	SOLD
Last updated	01/12/2015
Area	Aravis
Location	Le Petit Bornand
Village	Le Petit Bornand Les Glières
Bedrooms	4
Bathrooms	2
Floor area	295 m ²
Land area	800 m ²
Detached	Yes
Chimney	Wood burning stove
Nearest skiing	15 km
Nearest shops	300 m
Garden	Yes
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

This original farmhouse offers great potential for a renovation project. Situated on a flat plot of 800m², in a quiet location in Le Petit Bornand, just a short walk from the village centre, the property offers scope for generous accommodation combined with plenty of original charm with features such as bread oven, original apple press, water trough, wine/cheese cellar and a vegetable plot.

With a total floor area of 295m², the farmhouse is on 3 levels, as follows:

Lower ground floor: 2 large cellars; one originally used as a wine and cheese cellar and one for additional storage.

Ground floor: 115m² of habitable floor space currently comprising a large kitchen, living room, 3 bedrooms and 2 shower rooms. There is a covered terrace on each side of the house and a south west facing balcony overlooking the garden and vegetable plot.

First floor: 130m² barn with beams in perfect condition. With an apex height of 5m70cm, it would be possible to create 2 floors in this area.

The mazot (traditional outbuilding) is converted into 2 additional bedrooms and is accessed directly from the house via a small walkway.

Rented out until recently, the property is habitable and it would be possible to live here during the renovation work.

























