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# La Tataz

**Verchaix, Samoëns & Vallée, Grand Massif**

**715 000 €uros**



## Contact

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# Key Features

<b>Price</b>	715 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/11/2015
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	8
<b>Bathrooms</b>	7
<b>Floor area</b>	286 m²
<b>Land area</b>	2842 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	2.4 km
<b>Nearest shops</b>	2.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1430.00 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

La Tataz is a stunning alpine farmhouse, set on the valley floor in a picturesque hamlet of Verchaix. Dating from 1901, its name "Tataz" means farmhouse in local patois. Impeccably renovated in 2005, it currently operates as a successful luxury catered chalet sleeping up to 15 guests.

Split into a main house over 2 levels and a barn style loft apartment above with independent access, it offers multiple lifestyle options as a practical home or catered/self catered chalet. The separate apartment has good rental potential but also works well as personal quarters if the main house is being let.

### Exterior

The gravel drive is flanked by well stocked flower beds providing generous parking for 8 vehicles.

The front of the house has a lawn and a deck.

The side of the house has the original geometric shaped flower beds and another deck. All overlooking Alpine meadows & mountain views.

The rear of the house looks out on to a large lawned area, quince & apple trees. It has a gravelled terrace with stairs up to the Loft apartment.

### Interior

There is a spacious lounge/dining room with double aspect and a designer open fire.

Then onto the sitting room, a more intimate reception room, which has a door accessing the side garden.

Coat cupboard. Open stairs with a WC located under the stairs.

There is a well designed working kitchen with a central island and electric hob, oak units, 2 sink stations, 2 mid height dishwashers, 2 ovens. Ample working and storage space.

Door leading to storage/boiler room with 2 large unvented hot water cylinders. Door leading to internal room. one wall restored to reveal the original stone. Access to cave. Door leading into storage suitable for skis & heated boot cupboard also accessed from the lift up garage doors at the front of the house.

### 1st Floor

All bedrooms open onto the landing.

6 bedrooms, 4 of which have french windows onto the balcony.

5 bathrooms with heated towel rails. 3 have showers 2 have bath & shower. The master bedroom's bathroom is a large double aspect room with designer free standing bath & a separate shower.

#### The Loft Apartment (72m<sup>2</sup>)

Originally a Grenier [hay barn] it has exposed original beams, original doors and high apex ceilings.

Entrance hall with large coat/storage cupboard.

To the left a bedroom with en-suite bathroom & storage cupboard.

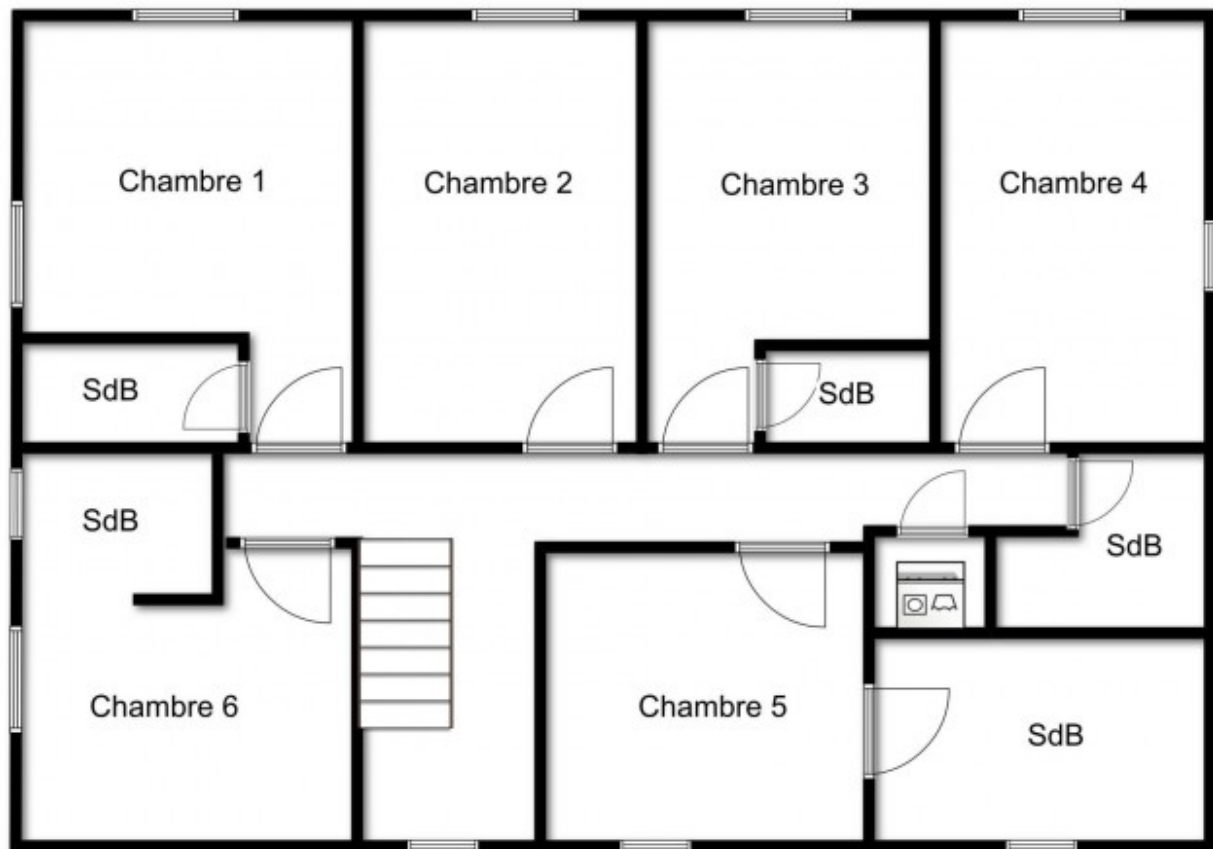
To the right the kitchen area with central island with stools on one side & slim line induction hob/oven/storage on the other.

The wall running the length of the open plan area is made of original planks which were in the barn. It has a recessed storage cupboard made from doors found in the hay loft.

The large living area has windows into the apex, feature beams, wiring for wall hung TV. Door off into a large bedroom, with open shower en-suite built around original beams.

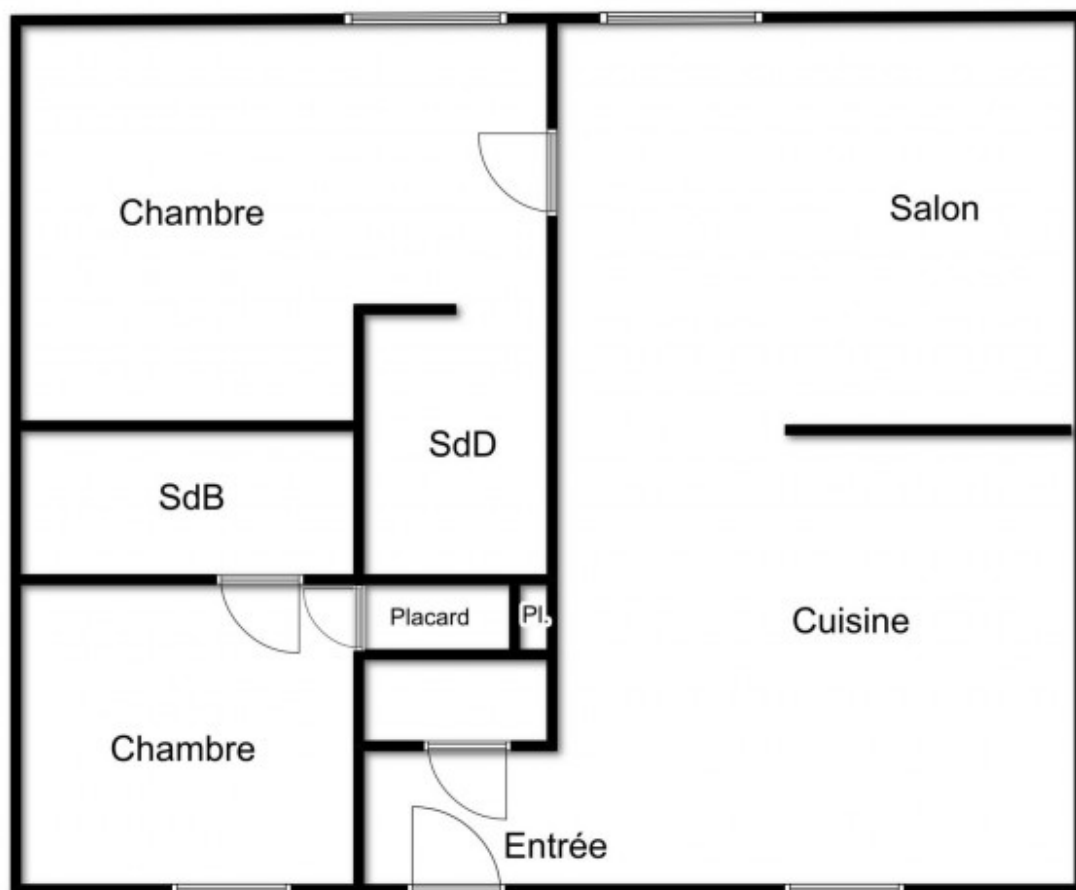


Rez de chaussée



Etage





Appartement (2ème étage)























