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# Ferme Charlotte

**Flumet, Megève, Mont Blanc**

**299 000 €uros**



## Contact

Contact **Val Ainaud** about this property.

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# Key Features

<b>Price</b>	299 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/08/2016
<b>Area</b>	Mont Blanc
<b>Location</b>	Megève
<b>Village</b>	Flumet
<b>Floor area</b>	100 m <sup>2</sup>
<b>Land area</b>	2258 m <sup>2</sup>
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	4 km
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled above the village of Saint Nicolas La Chapelle, at an altitude of 1200m, this farmhouse awaiting renovation has 340° breathtaking and uninterrupted views of the Mont Blanc mountain range and across to the Espace Diamant ski domain.

The layout of the farmhouse is typical of traditional savoyard farms. On the ground floor is the original dwelling space including a kitchen, bedroom and a traditional savoyard chimney breast which is a visible feature of each level of the building. Also on this level are the rooms used for farming such as the stable and animal feeding mangers which remain in their original state. On the upper floor is a huge hay barn, offering plenty of authenticity and potential for development.

Currently, the 'habitable' floor area is 100m<sup>2</sup> but planning permission has been granted for the complete renovation of the farm and the new project envisaged would have a total floor area of 250m<sup>2</sup>. The architect's plans for the project are available upon request and respect all the planning rules for this agricultural zone with a design which is sympathetic to the surroundings (see artist's impressions in the images).

The property offers a rare opportunity to create a dream home in the mountains but the cost of the works is a considerable factor. An estimation for the total renovation has been prepared and if required, Alpine Property can assist in finding reputable professionals who specialise in this type of work.

Access to the property is in place and it is possible to drive right up to the farm during the summer months. The main, tarmacked road is only 37m from the building.

Do not hesitate to contact me for further details !





















