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# Ferme Le Pas 2015

**Montriond, Morzine, Portes Du Soleil**

**1 970 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 970 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	01/08/2016
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	7
<b>Bathrooms</b>	7
<b>Floor area</b>	320 m <sup>2</sup>
<b>Land area</b>	1000 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Ferme Le Pas is a rare example of fantastic renovation combined with elegant taste. This traditional Savoyard farm, which has been recently renovated to an exceptionally high standard, is designed for modern living whilst retaining all the charm of the original mountain property.

This beautiful chalet has two distinct parts which can be used completely independently, but which also work perfectly together as one large residence offering a total of seven large bedrooms all with en suite bathroom facilities.

On the first floor the main chalet boasts a huge open plan living/dining area with a log-burning stove and wrap-around balconies giving stunning views over the Montriond valley. The original barn doors have been transformed into a feature entrance at this level, and the balcony becomes a wide covered terrace which can even be closed to the elements for winter use. The stylish kitchen, fully fitted with all the usual appliances, has been carefully designed and incorporates a large walk-in pantry. Also on this level is a large double bedroom with a super bathroom, and a separate wc for guests.

A glass-fronted design staircase leads up from the main living space to a roomy mezzanine providing a calm space for reading or television or a useful play area for children. Three family-sized bedrooms, each with its own bath or shower room and plenty of built-in storage, lead off the mezzanine, where there is also a separate wc.

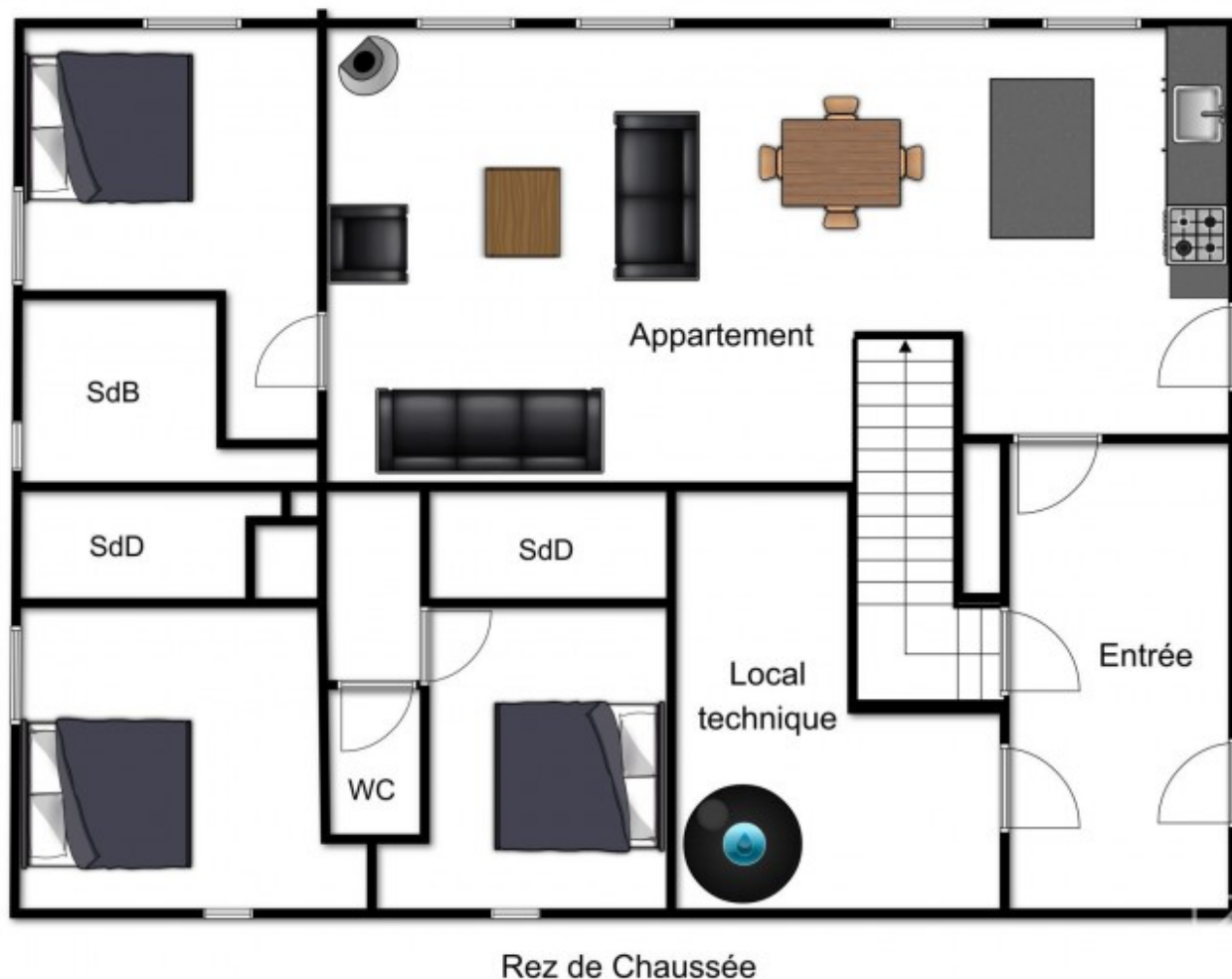
The front door of the property opens into a generous entrance hall with no shortage of room for the putting on and taking off of outdoor wear, as well as direct access to a generous laundry/drying room and to the lower apartment.

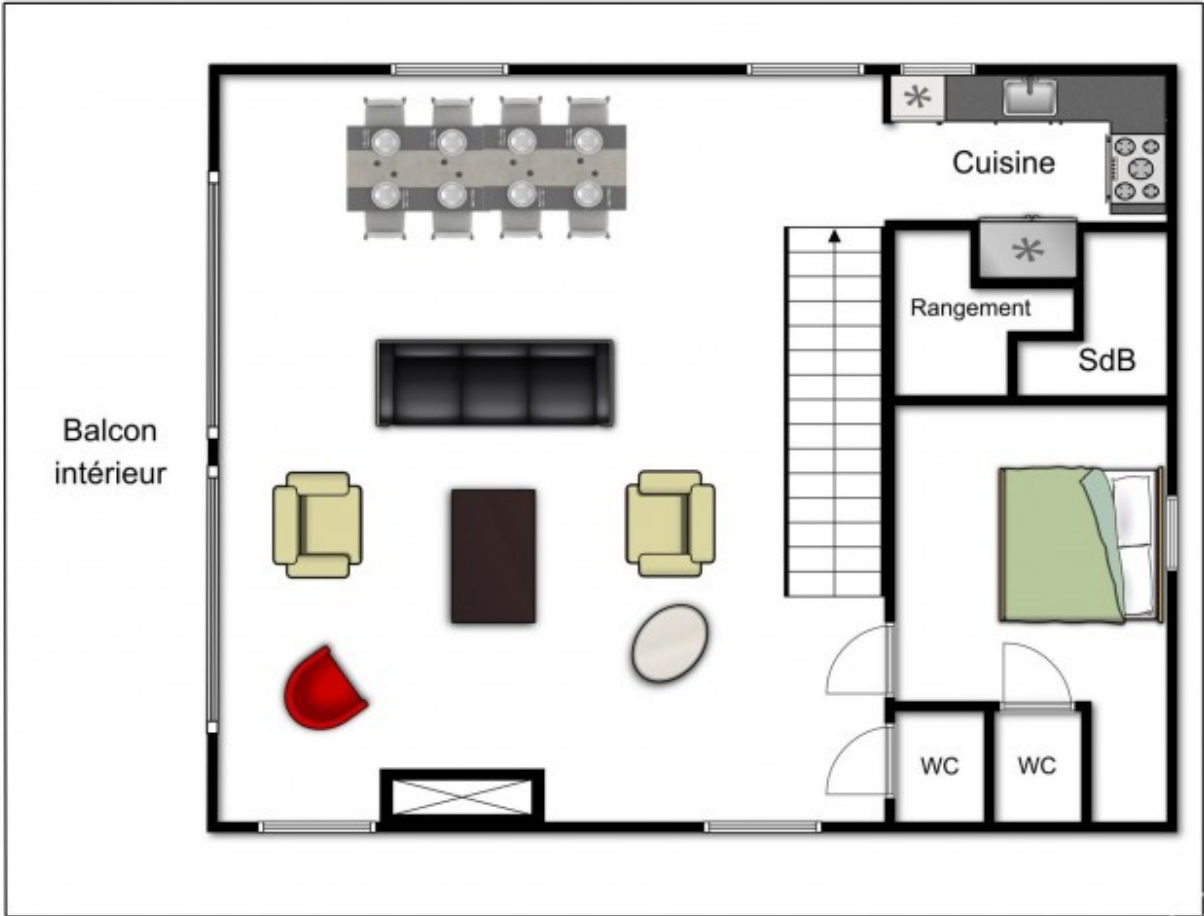
Accessed either from the main building or through its own dedicated front door, the ground floor apartment is a beautiful residence in itself. The open plan living/dining room with log-burning stove complements the fully-fitted kitchen, and the whole looks out over the surrounding countryside through the original farm windows (though now double-glazed!). A superb mix of authentic farm and modern design, the apartment has three double bedrooms to offer, all again with en-suite bath or shower room.

Outside, Ferme Le Pas has a lovely sunny terrace set in the quiet garden overlooking the peaks of Morzine, and

there is plenty of parking for the chalet including four covered spaces. The original 'caves' or cellars of the building have been retained and provide useful storage.

Set in the peaceful beauty of the Montriond valley, and yet a stone's throw from the ski slopes and the amenities of Montriond and Morzine, this chalet truly offers two properties for the price of one. The quality of the renovation work and the delightful setting are a winning combination making Ferme Le Pas a true pearl of a find!





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