



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 de Comburce

Manigod, Manigod, Aravis

840 000 €uros



Contact

Contact **Steve Elsdon** about this property.

Tel: +33 6 15 04 25 18

Email: elsdon@alpine-property.com

Key Features

Price	840 000 Euros
Status	SOLD
Last updated	12/09/2016
Area	Aravis
Location	Manigod
Village	Manigod
Bedrooms	5
Bathrooms	3
Floor area	220 m ²
Land area	1000 m ²
Detached	Yes
Chimney	Open fire
Nearest skiing	11.4 km
Nearest shops	4.5 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	700.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Renovated alpine farmhouse split into 2 apartments but with access between for use of entire property if desired. In a tranquil setting with breathtaking views of the unspoilt Manigod valley but still only 20 minutes from the La Clusaz ski area, 40 minutes from Annecy and 1 hour from Geneva.

The farmhouse is configured:

Top floor:

Kitchen, 2 bedrooms, boxroom, 2 bathrooms 2 WC, terrace.

Ground floor:

Kitchen, Lounge/dining room with open fire, 3 bedrooms, 1 bathroom, 1 WC, balcony, laundry.

Basement:

Caves

Underfloor heating is supplied via a ground source heat pump to the ground floor, with rarely used radiators on the top floor. There is also a solid cement 1st floor with sound insulation and double glazing throughout.

The property is currently rented as a holiday property with the upstairs apartment alone turning over €15000 per year, leaving plenty of potential for the lower floor to be rented as well.















