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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

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Ferme La Lanche

Villard, Vallée Verte, Alpes du Léman

241 000 €uros



Contact

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Key Features

Price	241 000 Euros
Status	SOLD
Last updated	23/03/2017
Area	Alpes du Léman
Location	Vallée Verte
Village	Villard
Bedrooms	2
Bathrooms	1
Floor area	108 m ²
Land area	1058 m ²
Detached	No
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	4.5 km
Nearest shops	4.5 km
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Agency fees	Paid by the seller

Property Description

Located in a small hamlet above the village of Villard, this property has a great deal to offer, the existing living area is spacious and bright, with unspoilt views West down la vallee verte.

Built on a slope there are some interesting levels to deal with. On the main level, through the front door, is a corridor with access to the separate WC, bathroom and laundry area, then into the kitchen. From the kitchen there is the living/dining area of 22m² with an external door into the garden. Two large adjoining bedrooms lead from the living area, both with beautiful views.

A door exists from the kitchen to the stables, continuing down the slope of the building there is another stable which leads to 2 'cellars'. In fact these are above ground, both have windows, one also has a door to the garden. Above all of these rooms is a large hayloft of approximately 180m² with space to add yet another level.

The land of 1058m² surrounds the farmhouse and with it there is a small storage barn with a lean to and a vaulted cellar beneath it. There is also a small grenier or mazot.

There is a large aga in the kitchen which can heat a couple of the radiators, otherwise electric radiators and/or poeles are the current option for heating. The electricity has been recently upgraded.

The hamlet itself comprises of a few buildings, mainly inhabited year round. The road finishes at this point, so there is no 'through' traffic.

For skiing it is 8 mins drive to Les Haberes and le massif des Brasses. Chamonix would be one hour, Samoens (Le grande massif) and Geneva airport would take about 50 mins. The town of Boège is only 5 mins away, it has a chemist, shops, bars, restaurants an outdoor pool, schools and a market on Tuesdays.



















