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Ferme les Landoz

Seytroux, St Jean d'Aulps & Vallée, Portes Du Soleil

380 000 Euros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	380 000 Euros
Status	SOLD
Last updated	13/09/2017
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Seytroux
Bedrooms	4
Bathrooms	2
Floor area	149 m ²
Land area	846 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	8.9 km
Nearest shops	1.4 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	555.00 Euros
Energy efficiency rating	B (71)
CO2 emissions	A (1)
Agency fees	Paid by the seller

Property Description

Chalet les Landoz is situated on the edge of a small hamlet within the commune of Seytroux. Unoverlooked, the chalet has almost no neighbours and is surrounded by nature, with uninterrupted views. This is the property for you if you are looking to get away from it all.

The property has been meticulously looked after and is in perfect structural condition. The exterior exposed stonework is very aesthetically appealing and the woodwork and roof are in perfect condition.

Entering the property from the ground floor, there is a spacious entrance hall with a single bedroom off to the right. Ahead is the superb living room with the exposed stonework showing the origins of the farmhouse, and the double height ceiling and open fire giving a feeling of light and space as well as cosines and character.

The fitted kitchen is found at the rear of the sitting room, and is spacious and in good condition. There is also a double bedroom, bathroom, separate WC and laundry room on the ground floor.

Upstairs, there is a mezzanine level with balcony allowing you to make the most of the beautiful views. It's the perfect area to relax with a book and a glass of wine. There are a further two generous double bedrooms on this floor, along with a shoer room and separate WC to serve the two upstairs bedrooms.

Finally, a summer kitchen/games room provides additional space for relaxation. This room can be accessed directly from outdoors via the original barn door entrance, and has a large lobby area useful for ski storage.

Outside, there is a log store, mazot and large cave (approx 25m², with head height approx 1.9m). The garden is very pretty with a variety of plants and flowers, and has a sunny barbecue area. The views are simply out of this world, and the property enjoys the sun all day long.

The property is accessed by a small lane which terminates at the house. It is about 5 minutes drive to the nearest shop/bar/restaurant (in Seytroux), 15 minutes from Morzine and around 90 minutes from Geneva airport.













