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# Ferme La Motte

**Saint Sigismond, Flaine & Les Carroz, Grand Massif**

**495 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Price</b>                    | 495 000 Euros             |
| <b>Status</b>                   | SOLD                      |
| <b>Last updated</b>             | 06/04/2020                |
| <b>Area</b>                     | Grand Massif              |
| <b>Location</b>                 | Flaine & Les Carroz       |
| <b>Village</b>                  | Saint Sigismond           |
| <b>Bedrooms</b>                 | 5                         |
| <b>Bathrooms</b>                | 3                         |
| <b>Floor area</b>               | 370 m²                    |
| <b>Land area</b>                | 1667 m²                   |
| <b>Detached</b>                 | Yes                       |
| <b>Heating</b>                  | Oil fired central heating |
| <b>Chimney</b>                  | Enclosed fire             |
| <b>Nearest skiing</b>           | 12 km                     |
| <b>Nearest shops</b>            | 3.7 km                    |
| <b>Garden</b>                   | Yes                       |
| <b>Garage</b>                   | Covered parking           |
| <b>Drainage</b>                 | Septic tank               |
| <b>Taxe foncière</b>            | 898.00 Euros              |
| <b>Energy efficiency rating</b> | D (182)                   |
| <b>CO2 emissions</b>            | C (28)                    |
| <b>Agency fees</b>              | Paid by the seller        |

## Property Description

Ferme de la Motte is a magnificent building dating back to 1749 and as such, played a part in the development of the nearby town of Cluses into a prominent name in the watchmaking industry in the twentieth century. Renovated 15 years ago, the farmhouse is now a welcoming family home.

Situated on the lower reaches of St-Sigismond village with beautiful views across the valley, the property enjoys bucolic scenery and is surrounded by other farms and close to a traditional stone trough, fed by a local spring. It is just a 5 minute drive to the centre of St-Sigismond and the road which links the ski station of Les Carroz d'Arâches to the larger village of Châtillon.

The farmhouse comprises:

From the courtyard, a door opens directly into the kitchen, vaulted cellar and spacious main entrance area, with built in cupboards.

Ground floor: fully fitted kitchen, large dining room, lounge with feature fireplace. Off the entrance area is an en-suite bedroom with doors opening directly onto the garden. There is a WC, spacious bathroom (double sinks, shower and corner bath), which extends into a laundry room.

First floor: spacious open plan lounge with doors to 4 separate bedrooms, games/dance room (which could be converted into an additional bedroom), bathroom with WC, balcony, large dressing room and a fully tiled workshop. From here, it is possible to admire the magnificent carpentry of the top floor barn with its huge potential for development into further living accommodation.

Many original features have been preserved in the renovation process, including the internal stone walls and the work benches situated under the windows which would have been used for watchmaking. The internal walls have all been insulated and the windows are double glazed.



Outside, covered parking (with lighting and electric power points) for 4 vehicles has recently been created. There is a large flat lawn and the garden includes a cabin with running water and electricity and a boules pitch.

Important note. Mains drains have recently arrived close to the boundary of the property so connection to mains drainage will be possible in the very near future!





























