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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 Valettaz

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

395 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	395 000 Euros
Status	SOLD
Last updated	11/06/2019
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	1
Floor area	190 m ²
Land area	2879 m ²
Detached	Yes
Heating	Oil fired central heating
Nearest skiing	1.8 km
Nearest shops	1.8 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This beautiful 19th century farmhouse is bursting with so much charm, character and history, it is almost impossible not to fall in love with it on first sight!

The property has been lived in until recent years, and the habitable accommodation currently comprises a kitchen, a living room, a double bedroom and a bathroom with separate WC, and upstairs via an external staircase, a further two bedrooms. However, you should not expect too many mod cons! Although the property is fitted with central heating, the accommodation is basic.

In addition to the living accommodation, there is also the former stable, a smokehouse, a large pantry and a store-room, all encompassed within the main 4 walls of the farmhouse, on the ground floor. On the floor above, in addition to the 2 bedrooms, there is an immense barn. This is where the true potential of this property lies, and a conversion into living space would be simply spectacular.

There is also a separate detached barn, ideal for use as a double garage and with a cellar in the basement, as well as a traditional "mazot" outhouse.

The property sits on a plot of approx. 2800m². With a variety of fruit trees (plums, pears, apples...) a flourishing vegetable garden, and your own water source, living the Good Life need no longer be just a pipe dream! Surrounded by nature and facing the rising sun, this property definitely has a magical quality that cannot fail to inspire you!













