



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 Beauregard

La Côte d`Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil

650 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	650 000 Euros
Status	SOLD
Last updated	04/12/2019
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Côte d`Arbroz
Bedrooms	4
Bathrooms	3
Land area	108827 m ²
Detached	Yes
Chimney	Open fire
Nearest skiing	3.7 km
Nearest shops	10 km
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Energy efficiency rating	D (218)
CO2 emissions	A (2)
Agency fees	Paid by the seller

Property Description

Where to begin with the one-of-a-kind property? A private sanctuary nestled in an Alpine vale, Ferme de Beaugard is both tranquil and secluded, offering the ultimate in splendid isolation.

This former farmhouse dates back to the mid 19th century, and has been carefully and sympathetically restored to retain plenty of the original charm, whilst adding in modern day creature comforts, with up-to-date bathrooms, a fully fitted kitchen, and a cosy living space with dramatic double-height ceiling. The boot room and workshop provide ample space for all your outdoor gear and sporting equipment, and the four double bedrooms and 3 bathrooms mean that there is room for all the family.

The property could more accurately be described as an estate, sold with almost 11 hectares of land. Closest to the farmhouse, the land has been beautifully landscaped to provide outdoor terraces making the most of the sun and views, a large lawn perfect for lively children, and a flourishing vegetable garden to scratch the Good Life itch! The rest of the land is a mixture of pasture and forest, and takes almost no maintenance. Surrounded by nature and facing the rising sun, this property definitely has a magical quality that cannot fail to inspire you!

The property is totally off-grid, with its own water and power supply. Electricity is provided by a combination of solar and hydro power, with 2 back-up petrol generators for emergencies. Heating is provided by a combination of wood burning stoves and a gas powered central heating system, with a large gas tank installed in the garden.

The property is sold with everything you need to be self-sufficient in your mountain hideaway: 2 skidoos for your day-to-day comings and goings, a ratrack for bashing your own piste, a robust snowblower for keeping the grounds around the house clear, and a multi-purpose tractor, along with various bits and bobs to tinker with to your heart's content!

This beautiful setting is perfect for lovers of the outdoors, with endless hikes to the surrounding peaks to be enjoyed from the front door. Exploring this beautiful wilderness is not restricted to just the summer months either; snow shoeing and ski touring are very popular in this valley, unspoilt by the hubbub of the local ski resorts or unsightly ski lifts, you can escape for the day to explore the stunning backcountry that this valley has to offer.

Access to the property is by tarmac road in the spring, summer and autumn. However, in the winter season (approx 4-5 months a year) you will need to forge your own way through the snow! The road is cleared of snow up

to approx 1.5km from the property, either via the hamlet of Bonnavaz (close to the resort of Praz de Lys) or via the Col de l'Encrenaz (4km, with access to Les Gets' ski slopes). The journey by skidoo is less than 10 minutes, or under half an hour on foot by snowshoe.















