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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Ferme Garenne

Saint Gervais les Bains, St Gervais, Mont Blanc
430500 €uros


## Contact

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## Key Features

| Price | 430500 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $14 / 10 / 2019$ |
| Area | Mont Blanc |
| Location | St Gervais |
| Village | Saint Gervais les Bains |
| Bedrooms | 3 |
| Bathrooms | 1 |
| Floor area | $252 \mathrm{~m}^{2}$ |
| Land area | $493 \mathrm{~m}^{2}$ |
| Detached | Yes |
| Heating | Electric radiators |
| Nearest skiing | 4 km |
| Nearest shops | 4 km |
| Garden | Yes |
| Garage | Single |
| Drainage | Mains drains |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

## Property Description

This charming building was contructed in 1850 and enjoys an elevated position in a quiet hamlet, between Saint Gervais and Les Contamines. Close to the celebrated Tour de Mont Blanc trail, the property offers stunning views of Mont Joly and the Aravis mountain range.

The farmhouse is on 2 levels, as follows:

Ground floor with habitable floor space of 116m2, converted in 1967 and comprising :
Entrance hall, serving on one side, a kitchen, shower room and separate WC and on the other side, living room with fireplace, bedroom and cave (storage).
Also on this level is a dining room, cellar room, wash room and 2 bedrooms.

On the first floor is an, as-yet, unconverted barn with a surface area of approx. $136 \mathrm{~m} 2(13 \mathrm{~m} \times 10.5 \mathrm{~m})$ which would lend itself to both contemporary and traditional style accommodation.

Outside, there is a separate garage.

Les Contamines and Saint Gervais offer superb skiing and form part of the Evasion Mont-Blanc ski domain. These two ski villages also offer a good range of summer activities and have easy access to both Geneva airport (1 hour) and Chamonix (25 minutes).













