Tel: +44 (0)208 123 2384
Email: info@alpine-property.com
Web: www.alpine-property.com

# Ferme Garenne

## Saint Gervais les Bains, St Gervais, Mont Blanc

## 430 500 €uros



## Contact

Contact **Julie Mabboux** about this property.
**Tel:** +33 6 20 28 79 14
**Email:** julie@alpine-property.com

# Key Features

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|---|---|
| **Price** | 430 500 €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 m² |
| **Land area** | 493 m² |
| **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. 136m2 (13m x 10.5m) 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).