



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Ferme Lachat

**Samoëns, Samoëns & Vallée, Grand Massif**

**890 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

**Tel:** +33 6 47 32 08 81

**Email:** [lexie@alpine-property.com](mailto:lexie@alpine-property.com)

# Key Features

<b>Price</b>	890 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/01/2021
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	7
<b>Bathrooms</b>	3
<b>Floor area</b>	265 m²
<b>Land area</b>	3464 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	3.3 km
<b>Nearest shops</b>	1.9 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Ferme Lachat, dating from the 1800s, is situated in a sunny peaceful hamlet of Lachat, less than a 5 minute drive to Samoëns village. With magnificent views across the Giffre valley and surrounding peaks, this farm was originally renovated between 1972 and '73. Meticulously maintained over the years, this property offers a solid base for a future owner to adjust and update to more contemporary standards. Its expansive south facing plot, opens up endless possibilities for those seeking plenty of outdoor space.

Entering the building from the east into the ground floor entrance, is a south facing dining and living room subdivided by an open fire chimney as well as a dual aspect twin bedroom which could work as another reception room. The dining room features delightful built in cupboards and an exterior door to access the garden. Whilst the bright dual aspect living room have double french doors that open onto a west facing garden area. Also on the ground level, located to the north, is a functional closed kitchen of its time, a second bedroom, a bathroom, an independent WC and a boiler room.

Upstairs on the first floor is an expansive double height space housing a games and seating area with a second open fire place. This sociable area also contains a modest kitchenette used for breakfasting with east facing external doors that can be flung open to enjoy the morning air or more importantly, serve as an independant access point to this level! Also on this level, are three south facing bedrooms, equipped with their own washbasin closets and private balconies to soak up the mountain scenery. On the south eastern corner of the building contains the master bedroom with a private dual aspect balcony, an ensuite bathroom and an independent WC.

On the top floor, tucked cosily under the eaves, is the seventh bedroom and study area as well as practical attic storage.

Outside, to the east of the farm, sits an authentic Savoyard mazot, awaiting transformation into perhaps a home office or quirky guest quarters for visiting friends and family. There is a well maintained garden to the south and west of the farm as well as an extensive plot of agricultural land, undulating from the farm towards the valley floor. The property is connected to a septic tank and is centrally heated by an-oil boiler which also produces hot water.

There is also an opportunity for a future owner to acquire a second chalet containing four closed garage spaces and a 70m2 two bedroom apartment set on 1023m2 of land. This adjacent building is located approximately 100

metres from the main farmhouse. The global price for the farm plus this additional chalet is set at 1,090,000.00 € If you would like further information on the second chalet please get in touch.













































