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# Ferme du Culaz

**Essert Romand, St Jean d'Aulps & Vallée, Portes Du Soleil**

**295 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

|                       |                          |
|-----------------------|--------------------------|
| <b>Price</b>          | 295 000 Euros            |
| <b>Status</b>         | SOLD                     |
| <b>Last updated</b>   | 02/03/2022               |
| <b>Area</b>           | Portes Du Soleil         |
| <b>Location</b>       | St Jean d'Aulps & Vallée |
| <b>Village</b>        | Essert Romand            |
| <b>Bedrooms</b>       | 2                        |
| <b>Bathrooms</b>      | 1                        |
| <b>Floor area</b>     | 217 m <sup>2</sup>       |
| <b>Land area</b>      | 735 m <sup>2</sup>       |
| <b>Detached</b>       | Yes                      |
| <b>Ski access</b>     | Ski bus                  |
| <b>Nearest skiing</b> | 4.4 km                   |
| <b>Nearest shops</b>  | 3 km                     |
| <b>Garden</b>         | Yes                      |
| <b>Garage</b>         | Single                   |
| <b>Drainage</b>       | Mains drains             |
| <b>Taxe foncière</b>  | 284.00 Euros             |
| <b>Agency fees</b>    | Paid by the seller       |

## Property Description

If you are looking for a renovation project to get your teeth stuck into, then look no further than Ferme du Culaz! This old farmhouse is of manageable proportions, and offers a superb opportunity to create a unique Alpine home bespoke to your own personal needs.

Situated at the end of a quiet lane, the farmhouse sits on a plot of 735m<sup>2</sup>. Just big enough for you to enjoy privacy with your own landscaped garden, without being so big that you need to worry about much maintenance whilst you are not there. It's just a minute or two stroll to the village watering hole, which is open year round serving food and drink both lunchtimes and evenings. The property is also in walking distance to the bus stop for quick and easy access to Morzine, which is around 5 minutes' drive away.

The farmhouse has a footprint of 97m<sup>2</sup>, excluding the garage. The ground floor currently comprises two former bedrooms, the former kitchen and bathroom, a WC and a large cellar. The first floor comprises one large barn, which can be accessed either via the exterior barn doors, or internally by ladder. The space measures approximately 100m<sup>2</sup>, and has double height ceilings, so it would be possible to add a mezzanine level to this floor. Including the attached garage, there is a total surface area of 217m<sup>2</sup>.

The property currently has no planning permission attached to it, but permission for conversion into a single family dwelling should be straightforward to obtain. The property is situated in an urban (constructible) zone, and has connection to the mains drains and utilities.

Don't hesitate to contact us for more details about this fabulous opportunity!























