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Ferme Isabella

Verchaix, Samoëns & Vallée, Grand Massif

1 240 000 €uros



Contact

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Key Features

Price	1 240 000 Euros
Status	UNDER CONTRACT
Last updated	19/01/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Verchaix
Bedrooms	9
Bathrooms	7
Floor area	350 m²
Land area	1023 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	5.2 km
Nearest shops	4.5 km
Garden	Yes
Drainage	Mains drains
Taxe foncière	1459.00 Euros
Energy efficiency rating	C (172)
CO2 emissions	C (27)
Agency fees	Paid by the seller

Property Description

Ferme Isabella is an enchanting Savoyard farmhouse originally dating from the late 18th century that embodies refreshing artistic flair with delicious original features. Located at 1000m altitude in Verchaix en Haut, set above the inversion, this charming farmhouse captures mountain vistas and magical sunshine to match. Easily accessible from the main access road that, regularly snow cleared during winter, Ferme Isabella is a 9 minute drive to the nearest ski lift in Morillon village (to access the Grand Massif Ski domaine 265 Km of pistes). It's a one-hour drive from Geneva and Annecy.

Set over three floors, this substantial 7 bedroom farmhouse sits on a plot of just over 1020m² of land also containing a mazot and a recently renovated (2018) 2 bedroom annex known as 'La Grange' dating from 1767.

On the ground level, to the east, Ferme Isabella has a traditional covered porch sheltering its formal entrance and adjacent access to the kitchen. A convivial reception area welcomes you into the heart of this characterful property. Immediately left, is a fresh country kitchen for cooking up cosy family dinners. Leading onto the dining room, with pleasing original features and great natural light, the wood burner exudes a comfy ambient mood. The living room, accessible from the dining room and entrance reception, enjoys mellow tones against chunky rafters featuring a recently installed chimney insert and access outside to a west facing terrace and garden beyond. Also, on this level is a guest WC and shower room.

The main sleeping quarters are located upstairs off a spacious landing composed of five bedrooms, four of which are ensuite with a family bathroom to serve the fabulous rustic bunk room. Also, on this level is a laundry area with an external door straight out to the jacuzzi.

The top floor is currently set up as an independent apartment accessed by an external covered staircase or internally by a set of loft ladder stairs. Here, you'll find a relaxed open plan space under the eaves zoned to include a kitchenette, two mezzanine bedrooms (ideal for kids) and a family bathroom. Off the living room is a south facing balcony – a delightful meditative suntrap. A master suite, luxuriating in space, can be envisaged here with the mezzanine bedrooms transforming into walk-in wardrobes.

The roof was replaced in 2007 with a cedar shingle vented roof whilst the maintained oil-fired boiler (Wiessman)

was installed in December 2004. The farmhouse operates on a central heating system and is connected to mains drains.

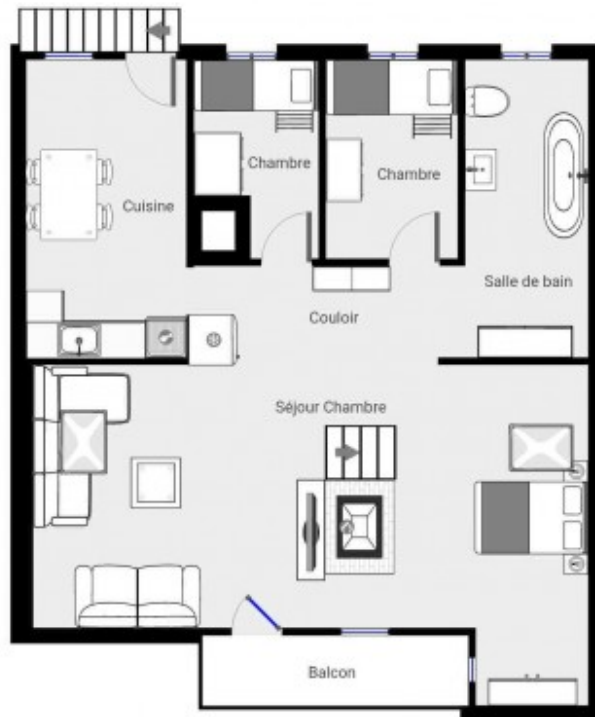
Externally, to the south of the property is a cave housing the boiler and storage for garden equipment. To the east of the farmhouse is the aforementioned renovated grange with an estimated habitable surface of 50m². Composed of two bedrooms and a bathroom on the ground floor, there is a contemporary open living area upstairs embracing light, views and rustic integrity. This annex is a great independent space for guests, enjoying a handy rental income, with the capacity to use as a home office or studio.



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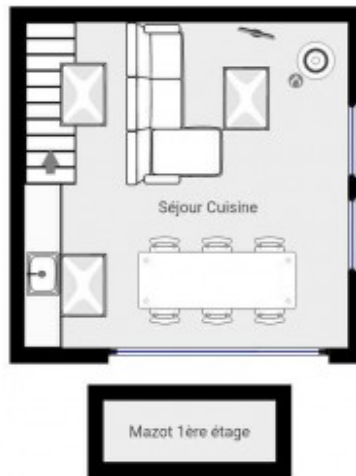
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