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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

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# Ferme du Sage

**Vailly, Vallée Du Brevon, Alpes du Léman**

**360 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	360 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	16/09/2021
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	Vailly
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	100 m²
<b>Land area</b>	1026 m²
<b>Detached</b>	No
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	9 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Energy efficiency rating</b>	D (186)
<b>CO2 emissions</b>	D (33)
<b>Agency fees</b>	Paid by the seller

## Property Description

This wonderful classic savoyard farmhouse was built in the 1800's. It is the second to last building in a small hamlet facing South East at an altitude of 950m.

The ground floor has a long corridor that connects the kitchen, living/dining room, 3 bedrooms (one with no window) and a separate WC and bathroom. Also on this level is the scullery (access from the corridor and an external door) which houses the fuel boiler and finally the stables which run the entire length of the back of the house with entrance doors and windows each side. There are 2 cellars (one vaulted) with external access.

The barn has 230m² on the 1st floor level and an apex height of 7m, so plenty of space for development. There is a covered access area behind the barn which would have been for the hay wains. This covered area is connected to a neighbour's barn and is the section that is 'semi-detached'.

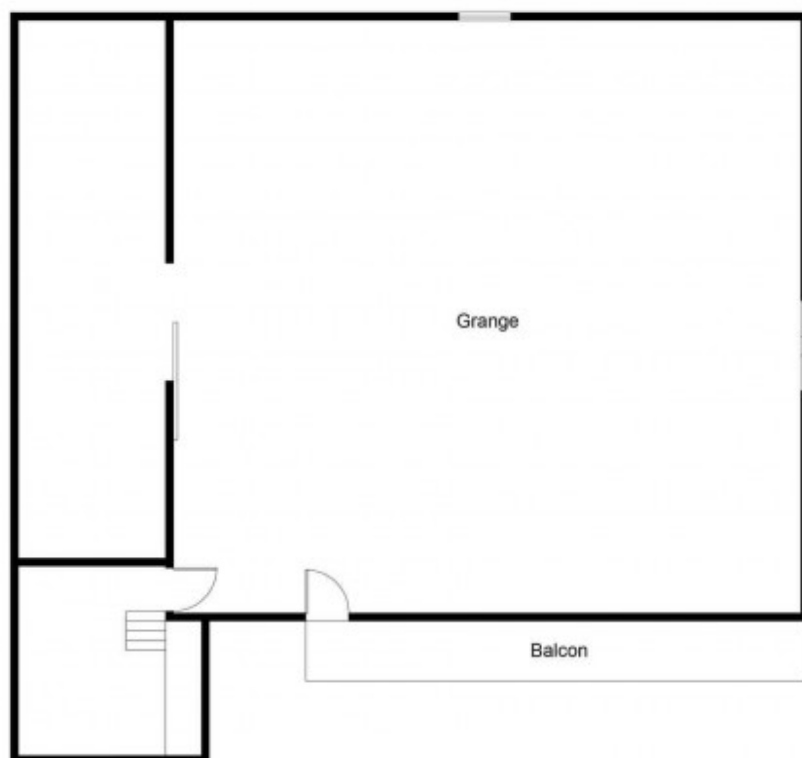
A 'basin' with a constant running water source is just outside the front door, also a pretty stream flows just across the road. Outside the front door is the parking area and a terrace, with a gate to the garden at the front of the house. There is just over 1000m² of land which includes a small grenier. Access behind the property to the rear part of the garden and the hay wain area is across a neighbour's land, but rights of passage exist.

The windows in the living area are all double-glazed and the roof has been entirely renewed. Buyers will need to install a septic tank.

The property is located 1.5km from the village of Vailly (which has a couple of bar/restaurants, shops, a school and a creche). It is 20mins drive to Thonon-les-Bains and the shores of Lac Lemman, the nearby village of Lullin (2km) has a chemist, doctor and all the shops you need. The nearest skiing is at Hirmentaz 8mins drive, but many larger resorts would be accessed under the hour, such as Les Portes du Soleil 30mins.



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