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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 Les Landoz

Seytroux, St Jean d'Aulps & Vallée, Portes Du Soleil

595 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	595 000 Euros
Status	SOLD
Last updated	28/10/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Seytroux
Bedrooms	4
Bathrooms	3
Floor area	150 m²
Land area	846 m²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Nearest skiing	8.9 km
Nearest shops	6 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	840.00 Euros
Energy efficiency rating	B (71)
CO2 emissions	A (1)
Agency fees	Paid by the seller

Property Description

Ferme les Landoz is situated in the most idyllic of settings, on the edge of a small hamlet within the village of Seytroux. The chalet has almost no neighbours and is totally surrounded by nature, with uninterrupted views across the valley. If you are looking to get away from it all, then this is the property for you!

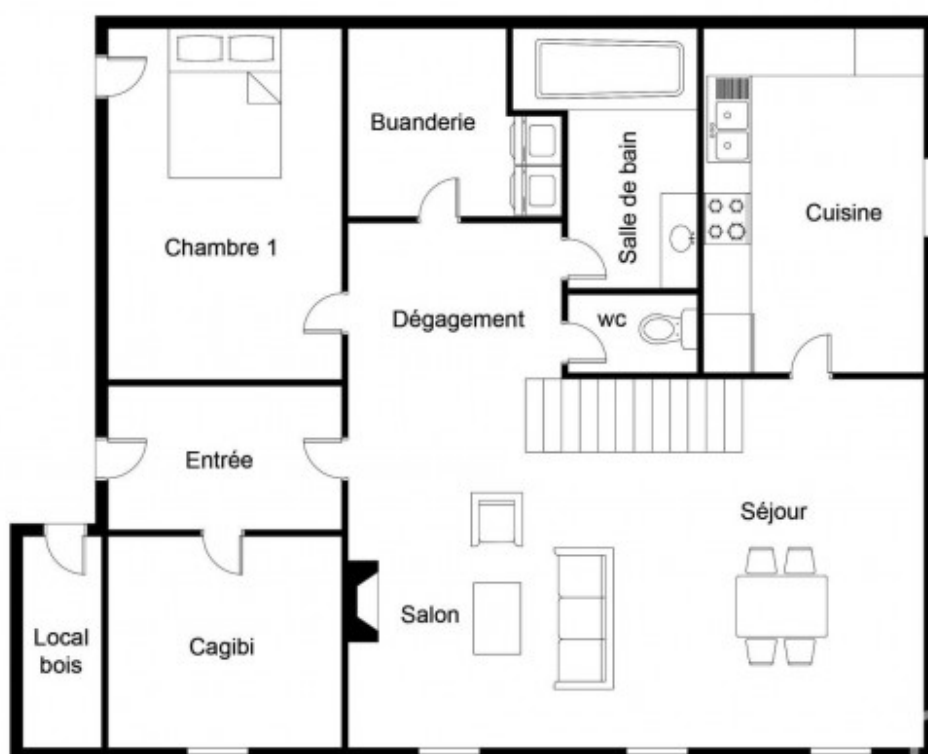
Located at the end of small lane which terminates at the house, steps lead down onto large terrace and to the front door. Entering the property from the ground floor, there is a spacious entrance hall with lovely exposed stone walls, with a handy and practical boot room off to the right. Ahead is the superb living room with more exposed stonework showing off the origins of the farmhouse, and the double height ceiling and open fire giving a feeling of light and space as well as cosiness and character. The fitted kitchen is found at the rear of the sitting room, and is rustic and charming, with all the usual mod cons. Completing the ground floor is a sunny double bedroom, a family bathroom, a separate WC and useful laundry room.

Upstairs, there is a superb master suite, with free-standing bath and double vanity unit incorporated into the bedroom area. There is a large dressing room area, which could double up as an office, or which could be divided off to make a separate 5th bedroom. The master suite also enjoys wonderful views and sunshine from the full length balcony. There are a further 2 double bedrooms on this floor, sharing a bathroom with shower. These two bedrooms, along with the landing, are in the process of being refurbished, and there is some work required to finish the job (flooring, wall finishes, door framing and skirting...). There is a back door from the top floor landing which takes you directly outside to the rear of the property.

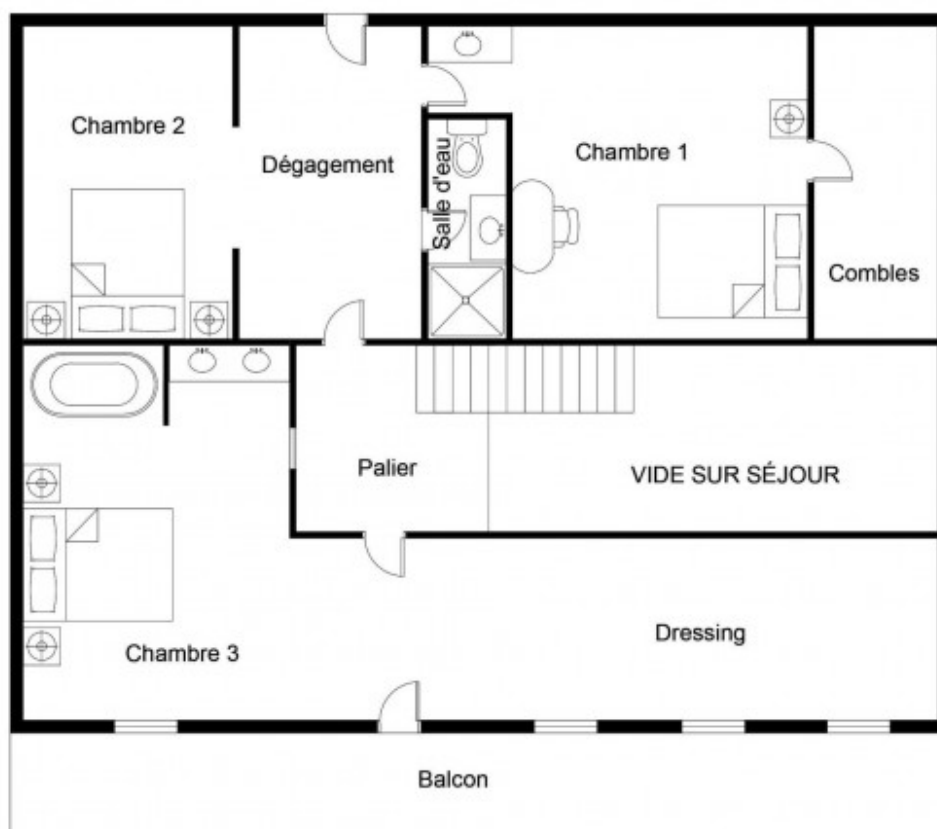
Outside, there is a substantial split-level terrace which is a fantastic spot to enjoy the tranquility of the mountains and the wonderful views. Watching the deer emerge from the forest at the end of the day over a glass of something cold is sheer bliss! The property is also sold with a traditional mazot, ideal for storing garden furniture or as a fun playhouse for children, and there is also a large cave of approx 25m², with a head height approx 1.9m. This is the ideal space for a workshop, or storage of sporting and garden equipment. The garden is very pretty with a variety of plants and flowers, and has a sunny barbecue area. The views are simply out of this world, and the property enjoys the sun all day long.

It is about 5 minutes drive to the bar/restaurant (in Seytroux), 15 minutes from Morzine and around 90 minutes

from Geneva airport.



REZ-DE-CHAUSSÉE



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