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# Ferme Jutteninges

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

**1 325 000 €uros**



## Contact

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# Key Features

<b>Price</b>	1 325 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	03/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	7
<b>Bathrooms</b>	6
<b>Floor area</b>	580 m <sup>2</sup>
<b>Land area</b>	2498 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	3.9 km
<b>Nearest shops</b>	2.4 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	F (247)
<b>CO2 emissions</b>	F (76)
<b>Agency fees</b>	Paid by the seller

## Property Description

This stunning 7 bedroom farmhouse is located within the tranquil hamlet of Jutteninges Le Grand. This dreamy hamlet benefits from its own natural water source with hiking and biking trails right on the doorstep plus flat scenic walking along the riverside. Well located in the Giffre Valley and within easy reach of local shops and amenities, Ferme Jutteninges is under an hour from Geneva's international airport and 20 minutes from the nearest train station in Cluses. The Grand Massif Ski Domaine is less than a 5 minute drive to Morillon ski gondola or 9 minutes to Samoens' Grand Massif Express and its thriving medieval village with all year round activities. Morillon's Lac Bleu, also down the road, has a lakeside restaurant, a beach for swimming, plus fun filled activities for all ages. For additional variety, Les Gets is (Les Portes de Soleil Ski Domaine) a twenty minute drive away.

Comfortably sleeping up to 17 guests, Ferme Jutteninges is a fabulous hub for receiving friends and family as well as a potential commercial entity within the rental market.

Ferme Jutteninges enjoys impressive proportions over 3 floors with an estimated overall surface of 580m<sup>2</sup> of which 314.77m<sup>2</sup> has been professionally measured as habitable. It also has an attic level that remains untouched offering the scope for conversion if desired.

Fully renovated in 1991 by its previous owner, this delightful second home has been well cared for under its current ownership since 2002. In 2015, the roof was renovated by local artisans whilst various bathrooms on the top floor were also updated around this time.

The ground floor consists of a formal entrance hall way with cloak cupboard, stairwell, corridor, shower room (with WC), utility/laundry room, ski room leading to a designated boiler room, billiard room with secondary staircase and decorative fireplace opening onto a sizeable terrace with impressive, protected easterly views and a covered BBQ area, dining room (also accessing the east facing terrace) and kitchen with external access to the south facing garden.

The first floor has a guest WC, single garage currently set up as a workshop, a generous living room with a south facing balcony featuring an open fire place and a staircase linking to the dining room, a bedroom also workable as a home office, an east facing principal bedroom with airy ceilings and an ensuite bathroom.

The top floor consists of a spacious landing area, two bedrooms currently kitted out with bunk beds, a bathroom, three double ensuite bedrooms and a walk in linen cupboard. All bedrooms contain bespoke fitted wardrobes.

Externally, there is 2498m<sup>2</sup> of buildable land, two cellars (accessed from the south of the building), a well maintained garden, a covered terrace, a garage shelter (to the north) for 2 cars with total parking for approximately 8 cars.

The property is centrally heated by an oil boiler that has been meticulously maintained. There is the option to isolate heating from the top floor if desired. There are two hot water tanks (500L) that can also operate independently from one another. It is connected to a septic tank which is operational but needs replacing as it does not meet conformity standards.













