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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 St Guérin

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

590 000 €uros



Contact

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Key Features

| | |
|---------------------------------|--------------------------|
| Price | 590 000 Euros |
| Status | SOLD |
| Last updated | 01/08/2023 |
| Area | Portes Du Soleil |
| Location | St Jean d'Aulps & Vallée |
| Village | Essert Romand |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Floor area | 350 m² |
| Land area | 1040 m² |
| Detached | Yes |
| Heating | Gas |
| Ski access | Ski bus |
| Nearest skiing | 3.5 km |
| Nearest shops | 3.2 km |
| Garden | Yes |
| Drainage | Mains drains |
| Energy efficiency rating | F (472) |
| CO2 emissions | F (88) |
| Agency fees | Paid by the seller |

Property Description

This unique farmhouse is situated in the village of Essert Romand, a typically Savoyard village on the outskirts of Morzine. Increasingly scarce on the market, this authentic property offers a rare opportunity to breathe new life back into this once-working farm, bringing it into the 21st century, whilst maintaining those magnificent traditional features which showcase its origins.

Accessing the property via a cobbled courtyard, the main entrance is via a sturdy solid-wood door, capped with a datestone "1822"; so the farmhouse has just celebrated its 200th birthday! A corridor gives access to a spacious bathroom with separate WC, and on the opposite side of a corridor, a bedroom. The corridor terminates in the kitchen, with traditional stove and plenty of space for a dining table. Leading off the kitchen is a reception room or additional bedroom, and this leads through to the final bedroom, with en-suite bathroom and cellar. Whilst the property has been lived in until very recently, and the rooms are all of excellent proportions, the standard of the living accommodation is below modern expectations of comfort and quality, and it is in need of a full upgrade.

Completing the ground floor is a substantial stable for livestock/workshop with separate entrance, which can be readily transformed into additional living accommodation.

On the first floor, occupying the entire footprint of the property, is the immense barn. Measuring approximately 150m² in floor area, this is where your imagination can really run wild! The floor is partially poured concrete and partially wood, and is mostly one large, open space, with the exception of a self-contained workshop. The high ceilings are open all the way up to the roof, giving the opportunity for a substantial mezzanine floor on this level, in addition to the existing floorspace. The exposed beams and cathedral-like volumes of the space allow for the creation of a spectacular living space. The roof is not insulated, but has been partially replaced in recent years, and all of the woodwork is in good condition.

Outside, there is a delightful outbuilding, with a beautiful vaulted ceiling and cellar below. This would make a charming granny-annexe or unique self-contained rental unit, with the appropriate permissions. There are also two large cellars underneath the main residence.

The property sits on a plot of 1040m², and includes a separate plot of land of approx. 72m², ideal for additional parking, or even your own veggie patch. The garden has scope to be landscaped into an attractive outdoor space,

with terraces, space for children to play, or even an outdoor kitchen or spa area!

The farmhouse is located in the village of Essert Romand, close to the ski bus stop, an easy walk in to the village centre, and less than 5 minutes' drive from the centre of Morzine and all the activities and amenities this mountain resort has to offer.



Toutes les dimensions indiquées sont approximatives.













