



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Ferme de la Vigne

Habère Poche, Vallée Verte, Alpes du Léman

750 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	750 000 Euros
Status	SOLD
Last updated	23/10/2023
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	4
Bathrooms	2
Floor area	228 m²
Land area	1600 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	2 km
Nearest shops	4 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	D (195)
CO2 emissions	D (47)
Agency fees	Paid by the seller

Property Description

This property is situated in the small hamlet of Terramont. It is not over-looked and in certain conditions you can ski back to the door.

Renovated since 2005 the farmhouse has several levels, on the lower ground floor is the entrance hall with wood burner, a large kitchen/dinner with adjacent 80m2 terrace and a living room. The next level has a spacious laundry room with its own terrace, a shower room and WC. Next up is a large Mezzanine and office area. Up again there are 3 bedrooms and a 'coin montagne' triple bunk bed. Finally the master bedroom with en suite, dressing room and balcony.

There is underground heating in the kitchen/dinner, laundry room and shower room. The rest of the rooms are served by radiators. The house is connected to mains drains and the surrounding land is all agricultural.

The garden around the property and is well-appointed. Out buildings include a car port, a workshop, a greenhouse and a chicken coup. There is a stream running past the driveway with a water source nearby, this runs all year round. Finally there is a relaxation area with an 8-seater jacuzzi. Plenty of trails will lead you straight into the mountains from the house.

The nearest skiing is the popular resort of Hirmentaz 2kms away with Sommand/Pras de Lys only 25mins drive, Les Portes du Soleil is 45mins away. Geneva centre is 35mins, the airport 50mins, Annecy 55mins and Thonon-les-Bains and the lakeside only 25mins. The thriving villages of Lullin, Bellevaux and Habere-Poche are close with all the commerce you need. There bus stop nearby for the local primary, middle and high schools.

Toutes les dimensions indiquées
sont approximatives.













