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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 de la Tourche

Mégevette, Vallée Du Risse, Alpes du Léman

388 500 €uros



Contact

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Key Features

Price	388 500 Euros
Status	UNDER CONTRACT
Last updated	01/07/2024
Area	Alpes du Léman
Location	Vallée Du Risse
Village	Mégevette
Bedrooms	3
Bathrooms	1
Floor area	132 m ²
Land area	2600 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	6 km
Nearest shops	8 km
Garden	Yes
Garage	None
Drainage	None
Energy efficiency rating	E (380)
CO2 emissions	C (16)
Agency fees	Paid by the seller

Property Description

The property is south west facing at an altitude of 1120m, accessible by 4x4 in summer; a quad bike and/or skidoo would be required in winter months.

This ferme d'alpage has been conscientiously renovated with quality materials to a very high standard. It is completely independent, collects rainwater (although there is a source nearby), has solar panels with a battery and a backup generator. There is a water heater for the hot water and a heating circulation system using the heat from the kitchen stove.

The original idea behind the renovation was to run snow-shoe and hiking trips using the farmhouse as a base. There is scope to add another bedroom, also use some of the remaining loft space.

From the expansive terrace, the front door opens into a well appointed kitchen with a wood burning stove. There is an open plan living room with a built-in log fire, also the main bedroom with washing facilities and a cellar.

Stairs lead up from the living area with a large trap door on a pulley so that the heat can be retained if the 1st floor is not in use. On this level there are two large bedrooms, a shower room, composting toilet, a workshop and equipment store with access outside.

The land is sloping and surrounds the building +/- 600m² with another plot of +/- 2000m² of pasture land separate and to the rear of the farmhouse. There is a small shed that houses the generator.

The following times are given from where you would park a car and either walk up to the farm house (+/- 20 mins), or drive a 4x4, quad or skidoo. The nearest shops would be in the small village of Onnion about 6kms away, the larger town of St Jeoire is 11km. Geneva airport would be about an hour's drive. For skiing, there are many small family resorts within a 20 min drive and larger ski stations (les Portes du Soliel, Megeve) under the hour.













