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Ferme Les Meuniers

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

565 000 €uros



Contact

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Key Features

| | |
|---------------------------------|---------------------------|
| Price | 565 000 Euros |
| Status | SOLD |
| Last updated | 20/02/2024 |
| Area | Portes Du Soleil |
| Location | St Jean d'Aulps & Vallée |
| Village | Seytroux |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Floor area | 280 m² |
| Land area | 983 m² |
| Detached | Yes |
| Heating | Oil fired central heating |
| Nearest skiing | 7.8 km |
| Nearest shops | 5.4 km |
| Garden | Yes |
| Garage | Single |
| Drainage | Mains drains |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Welcome to this charming partially renovated farmhouse located in the picturesque village of Seytroux, between lake Geneva and the world-renowned ski slopes of the Portes du Soleil. Nestled in a typical Savoyard hamlet, this property offers a blend of traditional alpine charm and modern comforts, making it an ideal retreat for those seeking tranquility and adventure.

As you step into the farmhouse, you'll find the modernised living spaces have been thoughtfully designed to work with the building's historic origins, whilst catering to today's family needs. The brand-new fitted kitchen boasts contemporary appliances and ample countertop space, and includes a spacious dining area for enjoying meals with family and friends.

The square-shaped lounge is well-proportioned, and patio doors not only flood the space with natural light but also grant access to a sunny terrace, inviting you to relax in the surrounding views of the alpine landscape.

The farmhouse accommodates three generous double bedrooms, each with its unique character. The master bedroom is a real sanctuary, complete with dressing room and private bathroom, which adds an element of luxury to your living experience. With two further well-appointed bathrooms, your comfort and convenience are guaranteed. A separate WC adds a touch of practicality. The property's design extends to a bright and spacious office, catering to those who work remotely or seek a serene space for personal projects.

Moving upstairs, a vast barn of approximately 300m² beckons with its double-height ceiling, presenting an exciting opportunity for further expansion. Planning permission has already been secured, and the inclusion of feature windows promises panoramic vistas down the valley, capturing the beauty of the surrounding landscape. The property has a new roof, which is partially insulated, which makes getting your conversion project off the ground an altogether less daunting prospect! With connections to mains drains, water, and electricity, you'll enjoy modern amenities without compromise. Off-street parking for three vehicles adds an element of practicality, while the 900m² garden provides a canvas for your landscaping dreams to flourish.

In terms of the scope for other improvements, an existing ground floor vestibule offers potential for conversion into a practical entrance hall, providing ample storage solutions for your outdoor gear and essentials. An integral garage ensures that your vehicles are sheltered from the elements, particularly useful on snowy mornings when

you are keen to get out and make fresh tracks! The property is also equipped with a solar powered hot water tank, providing low-cost, low-carbon hot water to the property.

Tucked away in a peaceful hamlet, the farmhouse offers a peaceful retreat, a mere 10-minute stroll from the village centre. For those craving the thrill of the slopes, the nearest ski destinations are less than a 10-minute drive away, making this residence a haven for outdoor enthusiasts. An excellent local primary school in the village, and the property's location within 20 minutes' drive of all major amenities (secondary schools, hospitals, train station etc...) means that it's also the perfect property for year-round living. Whether you seek a tranquil escape or an opportunity to embark on alpine adventures, this partially renovated farmhouse in Seytroux is your gateway to an idyllic French Alps lifestyle.













