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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 Les Rosiers

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

2 700 000 €uros



Contact

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Key Features

| | |
|---------------------------------|--------------------------|
| Price | 2 700 000 Euros |
| Status | SOLD |
| Last updated | 18/07/2024 |
| Area | Portes Du Soleil |
| Location | St Jean d'Aulps & Vallée |
| Village | Essert Romand |
| Bedrooms | 6 |
| Bathrooms | 7 |
| Floor area | 377 m² |
| Land area | 1290 m² |
| Detached | Yes |
| Heating | Heat pump |
| Chimney | Wood burning stove |
| Ski access | Ski bus |
| Nearest skiing | 4 km |
| Nearest shops | 3 km |
| Garden | Yes |
| Garage | Double |
| Drainage | Mains drains |
| Energy efficiency rating | B (90) |
| CO2 emissions | A (2) |
| Agency fees | Paid by the seller |

Property Description

Introducing a masterpiece of alpine refinement nestled in the ever-popular village of Essert Romand, just a heartbeat away from the vibrant pulse of Morzine. This is not just a farmhouse; it's a luxurious sanctuary, and a testament to uncompromising quality and design. A harmony of space and elegance unfolds across three floors, with a total of six resplendent bedrooms, each with private bathroom.

On the ground floor, a grand entrance hall welcomes you and your guests to this beautiful home. Stairs lead to the first floor, where an expanse of luxurious living spaces unveils itself. Here, a fully fitted kitchen reigns supreme, presiding over an inviting dining area and a living space crowned by soaring vaulted ceilings. Generous windows bathe the room in natural light, accentuating the focal feature of a wood-burning stove. Three resplendent double bedrooms, each boasting an ensuite bathroom, offers refined accommodation for your friends and family. A guest cloakroom offers further convenience. On the top floor lies the pièce de résistance: a master bedroom, replete with bespoke storage, a sumptuous ensuite bathroom, and a private balcony. A retreat within a retreat, where every detail is for your comfort and pleasure.

The south wing of the ground floor encompasses a self-contained apartment of two generous double bedrooms and two lovely bathrooms, offering a haven of comfort and privacy. The sleek and modern kitchen opens into a spacious living and dining area, which is both cosy and bright. Step out onto the expansive terrace, to take in the panoramic vistas and unwind for a moment of serenity. A private parking space and an external store room complete this independent apartment.

The north wing of the ground floor is reserved for both pampering and practicality: the soothing sauna, complete with a shower and WC, to rejuvenate body and soul, and fun-filled games room for friendly family competition. Adjacent, a meticulously designed laundry room will keep your house in order. Need a moment of quiet contemplation? The home office awaits, offering a getaway from the hubbub of the home. And for those returning from mountain adventures, a dedicated boot room stands ready to relieve you of your gear. The ample double garage, complemented by thoughtful storage solutions, protects your precious vehicles and equipment.

Venture outside, and be greeted by the most beautifully landscaped garden, its terraces offering refined space for dining, spa area for the ultimate in relaxation, and sunny patios for moments of repose. You can imagine the potential for an outdoor kitchen or a refreshing swimming pool, as the canvas is yours to embellish. Your invited guests will appreciate the ample off-street parking.

You would be hard-pressed to find a more perfect expression of quality and design than Ferme les Rosiers. This is not just a property; this is an invitation to an escape of luxury and refinement, set amongst some of the most stunning landscapes and spectacular ski slopes that the continent has to offer.













