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# Ferme des Campanules

**Les Carroz d`Araches, Flaine & Les Carroz, Grand Massif**

**696 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	696 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	30/05/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	500 m <sup>2</sup>
<b>Land area</b>	1000 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1881.00 Euros
<b>Energy efficiency rating</b>	E (386)
<b>CO2 emissions</b>	D (45)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the Nants area of Les Carroz, 1.5 km from the village centre, the Campanules farmhouse, dating back to 1720 for its lower part and 1839 for the upper part, has retained its old charm. It already offers 182m<sup>2</sup> of living space and the opportunity to develop an additional 300m<sup>2</sup>.

The lower part of the farmhouse, with its wide exposed stone walls, was half renovated a few years ago to house a restaurant that is no longer in operation and now contains an apartment. The original entrance door and inscriptions on its stone lintel attest to the authenticity of the building. It opens onto a corridor leading to a bedroom and living area where exposed stones, beams, rustic furniture, and an old-style kitchen sink immerse you in a 100% Savoyard setting, yet with the comfort of underfloor heating. The kitchen is located as an extension of this space, along with a toilet and a shower. The other half of the ground floor retains its old aspect and awaits renovation, comprising an old stable and a vaulted cellar.

Access to the first floor is either through a staircase from the ground floor or from the back of the farmhouse facing the barn. An entrance hall with cupboards provides access to several spaces:

A first apartment with an open kitchen to a living room with a mezzanine, a bedroom also with a mezzanine, and a shower room with a toilet.

A second apartment with 2 bedrooms with mezzanines, a bathroom, a toilet, and a kitchen open to the living room, leading to a large balcony.

The barn section, with a concrete slab, is yet to be renovated, offering huge potential, especially as a third level has been added, captivating those interested in restoring an old barn with its authentic structure and ample space.

The grounds also feature a bread oven and numerous parking spaces.

The steel roof was redone in 2012.























