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# Ferme Les Campanules

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

**790 000 €uros**



## Contact

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# Key Features

<b>Price</b>	790 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/11/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<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, with its large exposed stone walls, has been partially renovated to house a restaurant that shut several years ago. The original entrance door and inscriptions on its stone lintel attest to the authenticity of the building. It opens onto a corridor leading to two dining rooms 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. A professional kitchen is at the back of this space, along with a toilet. 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 property also includes a greenhouse, a bread oven, and an authentic Savoyard mazot (decorative shed). Numerous parking spaces are available at the foot of the farmhouse.

The steel roof was redone in 2012.



































