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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Ferme des Lavouets

Habère Poche, Vallée Verte, Alpes du Léman

810 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	810 000 Euros
Status	FOR SALE
Last updated	16/04/2024
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	4
Bathrooms	2
Floor area	234 m²
Land area	2570 m²
Detached	Yes
Heating	Combined system
Chimney	None
Nearest skiing	400 m
Nearest shops	1.4 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	C (127)
CO2 emissions	A (4)
Agency fees	Paid by the seller

Property Description

This property is South West facing with views out over the Vallee Verte and the village of Habere-Poche.

The ground floor has a large living/dining space with access to the 40m2 terrace. A large kitchen, a shower room, separate WC, master bedroom, scullery and a huge cellar. The first floor has three more bedrooms, a shower room, separate WC, another living room area with a balcony and access to the barn. There is a lower ground floor room which houses the technical elements, water tank etc. This is accessed from both the kitchen and the garden.

There is +/- 500m2 of barn space that could be exploited. The land is gently sloping and mostly situated in front of the farmhouse. An old communal track separates a smaller land plot which has two outbuildings in very good condition, a two storey mazot and a two storey bakehouse. There may be the option to purchase a further +/- 10,000m2 of land adjacent to the building.

The farmhouse was originally built in 1743; the quality renovation took place in 2008. There is 400m2 of geothermal energy to supply the underfloor heating, solar panels for the hot water with a 500L water tank. The property is on mains drains. There is currently no fireplace or wood burner, however a chimney is waiting if the buyer wishes to install one.

Situated just 1.4km from the village centre of Habère-Poche with its bar/restaurants and shops. This property is ideally placed at the head of la Vallée Verte between Thonon-les-Bains (and the lake-side 19km) and the centre of Geneva (35km). The nearest ski slope (Les Habères) is 400m away. You can actually ski to and from the property. Other local ski areas easy to drive to are the Roc d'Enfer circuit (15 mins) and Le Massif des Brasses (15mins). Other larger resorts such as Sommand/Praz de Lys, Les portes du Soleil, Le Grand Massif, St Gervais are 30/50mins drive.













