



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Ferme Pomet

**Morillon, Samoëns & Vallée, Grand Massif**

**1 200 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

**Tel:** +33 6 47 32 08 81

**Email:** [lexie@alpine-property.com](mailto:lexie@alpine-property.com)

# Key Features

<b>Price</b>	1 200 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Morillon
<b>Bedrooms</b>	9
<b>Bathrooms</b>	10
<b>Floor area</b>	355.3 m <sup>2</sup>
<b>Land area</b>	341 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (291)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

This delightful Savoyard farmhouse, renovated in 2008, is located at the edge of the charming village of Morillon in the hamlet of Vers Le Pont.

Ferme Pomet is a quirky 17th century farmhouse measuring 355m<sup>2</sup> (298m<sup>2</sup> deemed habitable), is spread over three levels offering fabulous versatility - subdivided into a generous six bedroom, seven bathroom residence on the two upper floors and a useful 2 bedroom apartment and independent studio on the garden level.

Within walking distance (4 minute drive) of the main ski gondola and local amenities in Morillon village, you'll find a ski bus stop 200m down the road. An hour from Geneva, it's a haven for gathering and entertaining family and friends and / or operating as a professional rental entity, as exploited by its current owners.

Starting on the garden level, one enters the 2 bedroom apartment from the east into the dining and kitchen area. Off to the south, is a cosy living room with wood burner leading to a double bedroom, a walk in storage area linking to the family bathroom (also accessible through the corridor off the kitchen) and a second bedroom currently set up as a sitting room which opens onto the west facing terrace and garden.

Also on this level is a self-contained studio unit, accessed via an easterly entrance composed of a utility/laundry hub with plenty of storage, a bathroom, open plan kitchen / living and bedroom area with direct access to the garden.

Moving upstairs to the main residence (sleeps 14), via a westerly entrance area, you are welcomed into a rustic wonderland of authentic charm with an air of playfulness. Retaining many original features, it exudes warmth and charm. Composed of an expansive open plan living area equipped with a wood burner, there's a bar and dance floor for busting some moves, a semi-closed kitchen for the focused chef, a sociable dining area and an east-facing balcony for views and bubbles in the jacuzzi. Also on this first floor level, you'll find the first of six ensuite bedrooms and a guest bathroom.

On the top floor, you'll discover five ensuite bedrooms, each providing a comfortable and private space for relaxation.

This property is connected to mains drains. The heating and hot water is electrically operated using underfloor heating and wall convectors.

Externally, there is dedicated parking for 2 cars and a modest, low maintenance garden.

























