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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)

# Chalet Ferme Francesca

**Vacheresse, Châtel & Vallée, Portes Du Soleil**

**950 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

**Tel:** +33 6 77 83 19 98

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

# Key Features

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Price</b>                    | 950 000 Euros             |
| <b>Status</b>                   | UNDER CONTRACT            |
| <b>Last updated</b>             | 18/11/2024                |
| <b>Area</b>                     | Portes Du Soleil          |
| <b>Location</b>                 | Châtel & Vallée           |
| <b>Village</b>                  | Vacheresse                |
| <b>Bedrooms</b>                 | 5                         |
| <b>Bathrooms</b>                | 3                         |
| <b>Floor area</b>               | 220 m <sup>2</sup>        |
| <b>Land area</b>                | 20103 m <sup>2</sup>      |
| <b>Detached</b>                 | Yes                       |
| <b>Heating</b>                  | Oil fired central heating |
| <b>Chimney</b>                  | Enclosed fire             |
| <b>Nearest skiing</b>           | 9 km                      |
| <b>Nearest shops</b>            | 2.1 km                    |
| <b>Garden</b>                   | Yes                       |
| <b>Garage</b>                   | Covered parking           |
| <b>Drainage</b>                 | Mains drains              |
| <b>Taxe foncière</b>            | 1814.00 Euros             |
| <b>Energy efficiency rating</b> | E (300)                   |
| <b>CO2 emissions</b>            | E (70)                    |
| <b>Agency fees</b>              | Paid by the seller        |

## Property Description

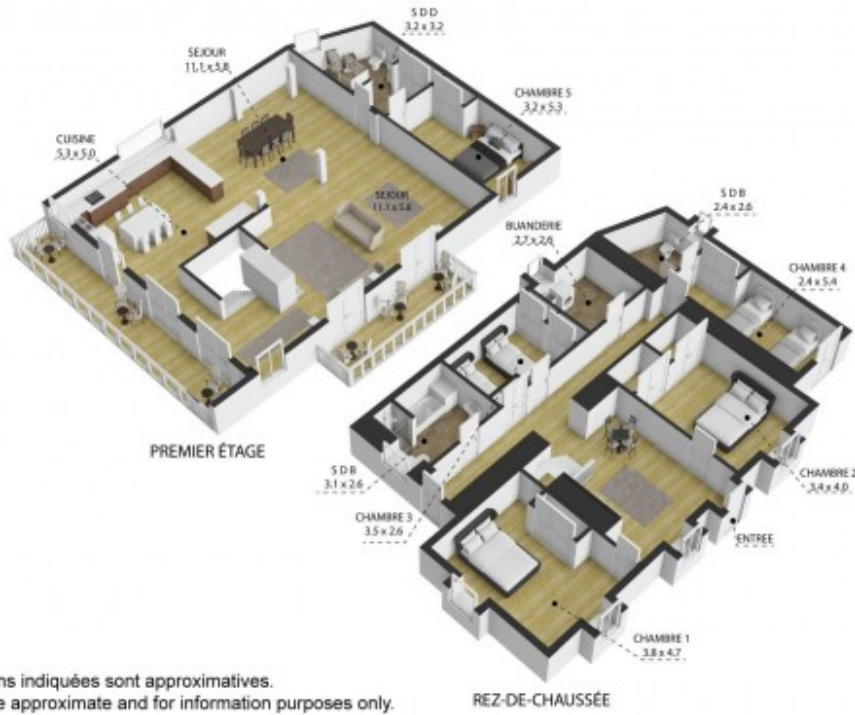
Chalet "Ferme Francesca" is a rare gem of a property. Originally dating from 1909, the property was completely renovated around 20 years ago to a very high standard.

Most of the top floor is taken up by a stunning open plan converted barn with beautiful exposed beams and open views of the valley d'Abondance. The main area consists of an open plan kitchen/dining/living area with a central feature fireplace. Off the main room is a spacious bedroom with ensuite bathroom.

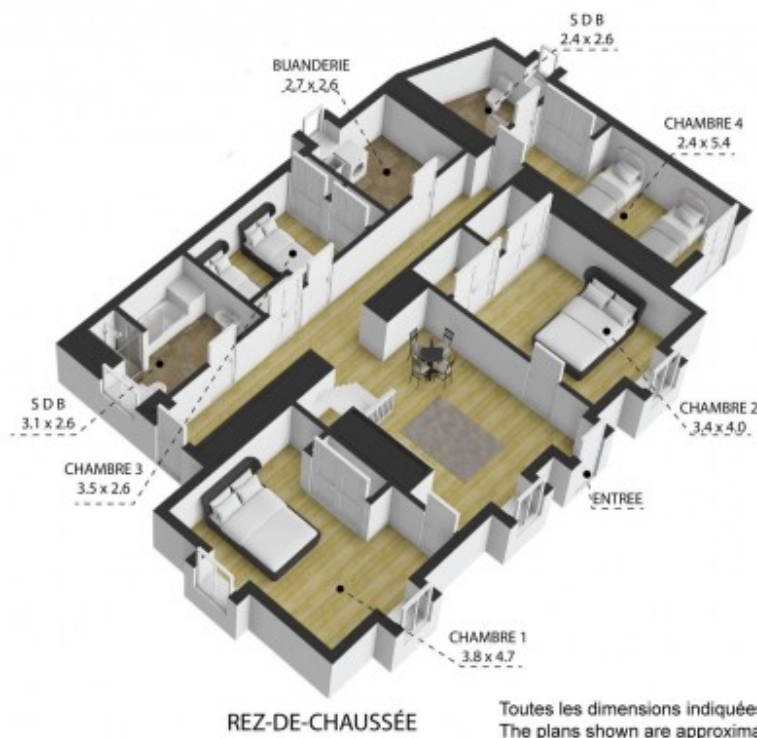
Downstairs is a roomy entrance hall leading to the rest of the bedrooms. There is one double bedroom with an ensuite, a further two spacious double bedrooms with access to the garden, a back bedroom which is spacious but without windows, and a family bathroom. There is also a boiler room on this level.

What really sets this property apart are the wonderful gardens. The property benefits from over 20.000 sq m of mostly agricultural land, and the grounds around the property itself have been beautifully landscaped. The gardens have far reaching and uninterrupted views, and get lots of sunshine all year. The house also has sheltered terraced areas, including a large historical stone water trough. There are two useful sheds, plus a covered parking space and extra exterior parking spaces.

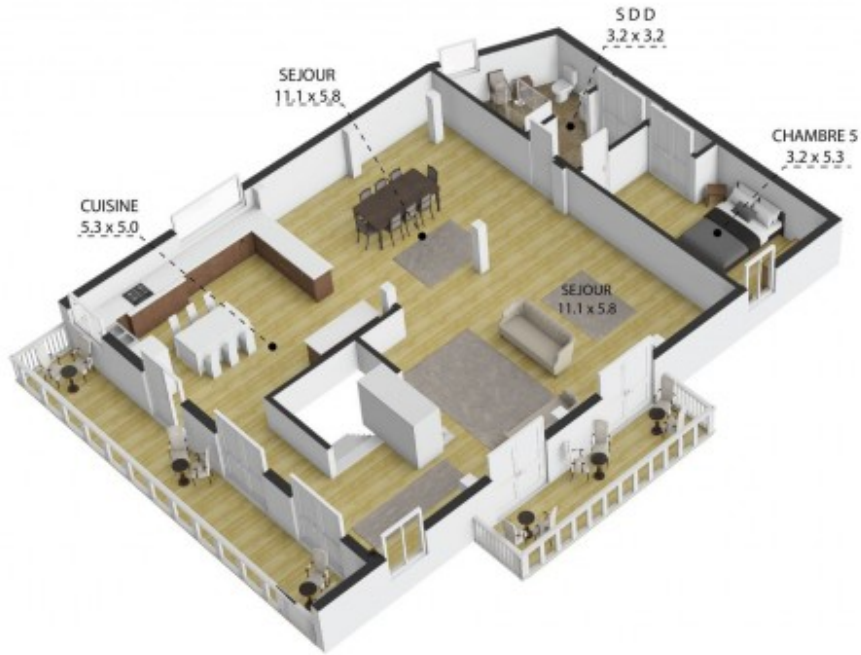
The farm is located in a quiet hamlet, part of the pretty village of Vacheresse which it looks over. The nearest bar/restaurant is 2km away, and the ski stations of Bernex (10km) and Abondance (9km) are a short drive away.



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



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REZ-DE-CHAUSSÉE



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