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

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

# Ferme de la Basse

**Orcier, Chablais, Alpes du Léman**

**220 000 €uros**



## Contact

Contact **Anna Allen** about this property.

**Tel:** +33 6 12 79 07 63

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

# Key Features

<b>Price</b>	220 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	28/08/2024
<b>Area</b>	Alpes du Léman
<b>Location</b>	Chablais
<b>Village</b>	Orcier
<b>Floor area</b>	230 m <sup>2</sup>
<b>Land area</b>	2770 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	10 km
<b>Nearest shops</b>	5 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	None
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the Haute Chablais with views of Lac Lemman, this property is a wonderful renovation opportunity.

The barn area would provide around 160m<sup>2</sup> on the first floor. With the height to the apex being over 6m, there is ample room for a second floor. The higher you are, the better the view of the lake. There is a covered area to the barn entrance that is on the land registry - this provides a further 45m<sup>2</sup>.

The lower floor of the farmhouse cannot be made into habitation because of the proximity of a small stream. However this leaves options for garages, storage, workshops and/or animal shelters.

The land surrounds the property giving plenty of options for a lovely garden and the ability to make clear decisions about where the future windows, doors and balconies should be.

This property is connected to another along its Northern wall. A service road in front of it provides access to the two connected buildings and another chalet.

Less than 1km from the property, there is a bar restaurant, also the start point for many mountain trails. The village of Lullin (3.5km) has everything you need (superette, butcher, chemist, schools etc.). Thonon-les Bains with all its large commerce and the shores of Lac Lemman is only 14km away.

Just 1km away there is the small ski area of 'le col' (one drag lift). Otherwise the nearest skiing would be Hirmentaz 10km away, with other major resorts (Porte du Soleil, Flaine etc) between 30 and 40 mins drive. Geneva airport would take just over an hour to drive to.























