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# Ferme du Lay

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

**475 000 €uros**



## Contact

Contact **Maxime Bruneau** about this property.

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# Key Features

<b>Price</b>	475 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/12/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	245 m <sup>2</sup>
<b>Land area</b>	1086 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	1.3 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	330.00 Euros
<b>Agency fees</b>	Paid by the seller

## Property Description

La Ferme du Lay is located at the entrance to the resort of Les Carroz. Close to a supermarket, it is about thirty metres from the free ski shuttle bus stop and only a 1-minute drive from the village centre!

Dating back to 1851, this authentic Savoyard farmhouse offers a rare opportunity for a renovation project that will enhance its charm while adding comfort and modernity.

The ground floor houses a partially renovated 72 m<sup>2</sup> apartment consisting of a living room with a wood stove, a kitchen, 2 bedrooms, and a modern bathroom with a toilet, along with a storage room and a magnificent vaulted cellar. There is a diagnostic report with energy performance rating for this part of the building - available upon request.

The highlight of the building is the barn on the upper floor, with its majestic framework, offering 150 m<sup>2</sup> where you can let your imagination run wild with its conversion!

The building is set on a lovely 1086 m<sup>2</sup> plot and features a granite trough fed by a natural spring.





















