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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

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Ferme Couard d'Amont

La Côte d'Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil

345 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	345 000 Euros
Status	UNDER CONTRACT
Last updated	10/07/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Côte d'Arbroz
Bedrooms	3
Bathrooms	2
Floor area	114 m²
Land area	692 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	None
Nearest skiing	5.4 km
Nearest shops	5 km
Garden	Yes
Garage	None
Agency fees	Paid by the seller

Property Description

This is a rare opportunity to acquire a detached, traditional Savoyard farmhouse in the peaceful village of La Côte d'Arbroz, just 10 minutes from Morzine and the world-class Portes du Soleil ski area. Currently uninhabitable, the property is brimming with character and ready to be completely reimagined into a stylish chalet, second home, or investment property.

Set on a constructible plot of 692m², this authentic Alpine property enjoys a sunny, south-facing aspect and far-reaching views over the surrounding mountains and valleys.

Property Overview

The farmhouse spans two levels plus cellars and offers approximately 226m² of existing floor space (excluding the cellars), with plenty of room for creative transformation.

Lower Level (~113m²): Originally configured as an apartment, this level includes several rooms in need of complete renovation.

Upper Level (~113m²): A spacious, open barn with original features and exposed beams – a blank canvas ready to be converted into stunning living spaces.

Basement: Two vaulted cellars (under 1.8m head height) provide extra storage or potential utility space.

Exterior:

- Balcony, terrace, and private garden with space for off-street parking.
- The constructible land adds flexibility for further development, such as construction of a garage (subject to planning).
- Traditional features add to the property's charm and potential for a warm, rustic ambiance.

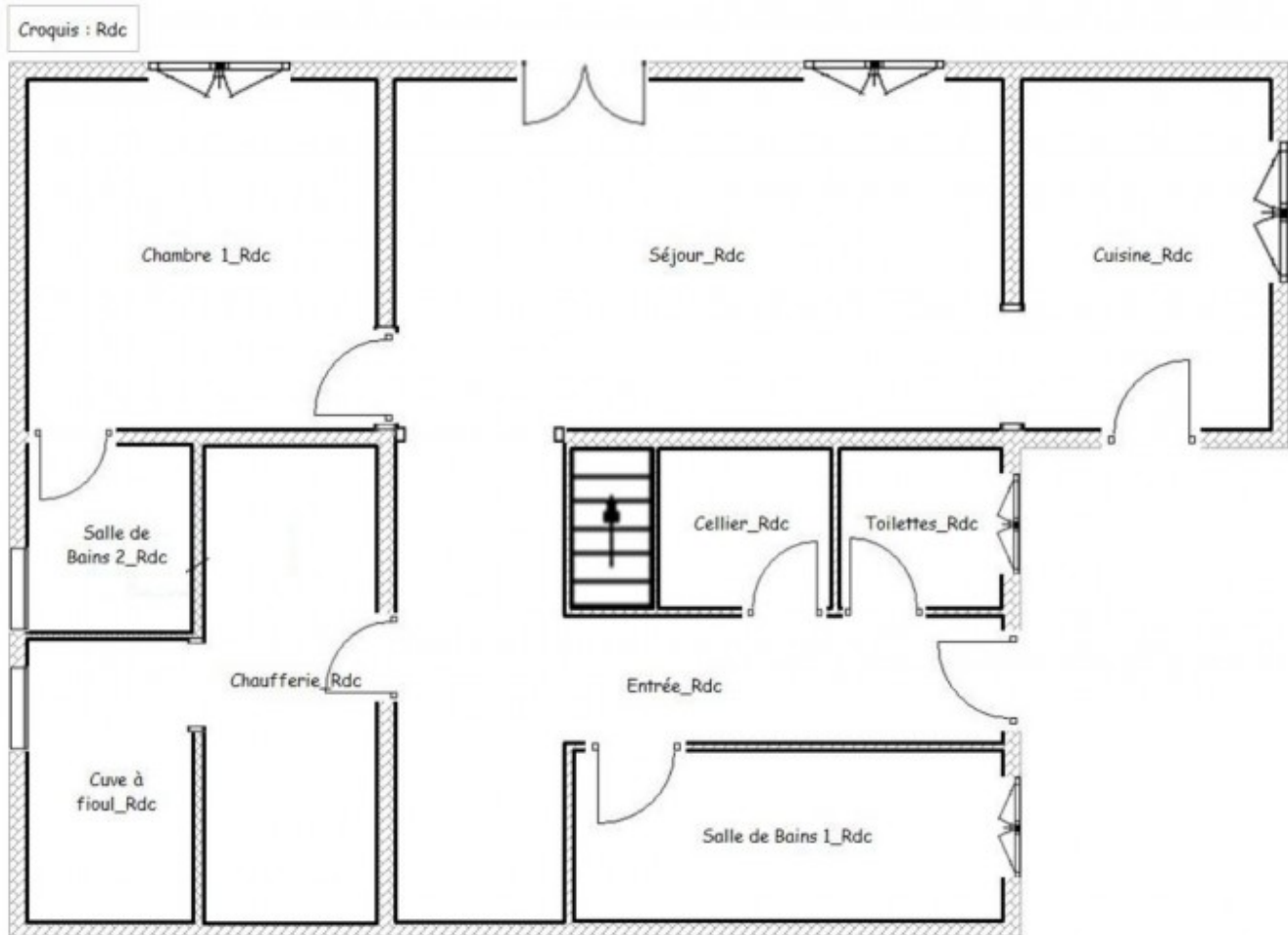
Location

Situated in La Côte d'Arbroz, a sought-after Savoyard hamlet just 10 minutes' drive to Morzine and access to the Portes du Soleil – one of the largest ski domains in the world with 650km of pistes. Close to Col d'Encrenaz, offering a quiet, scenic backdoor entry to Les Gets during the ski season. The surroundings are peaceful and natural with year-round appeal for both winter sports and summer activities.

Note that this property requires full renovation and is not currently habitable. Buyers should conduct due diligence regarding structural integrity and planning permissions. The property has an Energy Performance rating (DPE) of G, the lowest rating, reflecting the current condition of the property and highlights the significant potential for energy efficiency improvements through a full renovation.

Why Invest Here?

- A rare blank canvas to create your dream Alpine home
- Traditional architecture and charm with renovation potential
- South-facing with beautiful open views and sunshine
- Easy access to Morzine, Les Gets, and the Portes du Soleil
- Ideal for investors, holiday home buyers, or those seeking a peaceful year-round mountain retreat



Croquis : 1er ét.

