



**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 Edelweiss

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

**1 580 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

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

# Key Features

<b>Price</b>	1 580 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	05/03/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	8
<b>Bathrooms</b>	6
<b>Floor area</b>	405 m <sup>2</sup>
<b>Land area</b>	2424 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Wood pellet boiler
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	3.3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	E (295)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set in the peaceful and prestigious hamlet of Combe de Mathonex, just 9 minutes from the ski lifts of Samoens and Morillon, this charming Savoyard farmhouse offers authentic Alpine character, modern comfort, and excellent rental potential. Lovingly restored and meticulously maintained, it blends timeless style with practical flexibility, only a little over an hour from Geneva Airport.

The delightful farmhouse boasts an overall floor area of approximately 405m<sup>2</sup> of which around 342m<sup>2</sup> is habitable space and comes with 2,424m<sup>2</sup> of land. The property includes eight bedrooms across the main residence, a ground floor apartment, and a studio - perfect as a family home, alpine retreat with rental potential.

Entering the main residence via an external steps from the east, you are greeted by a welcoming entrance hallway featuring a charming built-in rustic home office. The main floor showcases a spacious open-plan kitchen, dining, and living area complete with a wood-burning stove and a south-facing covered balcony offering panoramic mountain views and the soothing sounds of a nearby brook. This level also includes a cosy TV room, pantry, shower room with WC, a bunk room, and a self-contained studio apartment with a kitchenette, bathroom, private balcony, and internal access to the west-side ground floor entrance.

Upstairs, the mezzanine landing includes custom-built bookshelves and open eaves offering additional sleeping space for children. The upper level includes a convenient laundry room and a luxurious master suite featuring a bath, shower, separate WC, a spacious walk-in dressing area with plenty of storage, and a private south-facing balcony. There are also three additional bedrooms: one twin bedroom, one double bedroom that shares a family bathroom, and another double bedroom with its own en suite shower room.

Located on the west side of the ground floor with its own entrance accessed via a traditional westerly covered terrace, the apartment includes a kitchen leading to a south-facing veranda, a living room, two bedrooms, a walk-through coin montagne, bathroom, WC, and laundry area - ideal for extended family or rental income.

The property also boasts a charming detached mazot nestled in a sunny south-facing garden, perfect for guest overflow or a tranquil creative retreat. This inviting outdoor space includes a recently landscaped graveled area with direct access to a south-facing cellar (around 30m<sup>2</sup>), just across the road, there's parking for five cars, a

modest independent garage (around 15m<sup>2</sup>) offering secure, lockable storage and a newly added terraced outdoor dining area - ideal for alfresco meals and long summer evenings.

Practical amenities include a communal ski and boiler room (20m<sup>2</sup>) with independent access from the west. Heating is efficiently provided by a pellet-fuelled underfloor system, supported by a pellet silo situated on the east side of the property, with radiators upstairs and in the apartment, alongside an electric immersion heater for reliable backup hot water. The septic tank was replaced in 2019.

















