

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 Web: www.alpine-property.com

# Ferme de Manon

Servoz, Chamonix & Vallée, Mont Blanc

#### 1 125 000 €uros



### **Contact**

Contact Manu Maclean about this property.

**Tel:** +33 6 02 50 75 03

Email: manu@alpine-property.com

## **Key Features**

**Price** 1 125 000 €uros

StatusFOR SALELast updated13/10/2025AreaMont Blanc

**Location** Chamonix & Vallée

Village Servoz
Bedrooms 4
Bathrooms 4
Floor area 121 m²
Land area 295 m²
Detached No

**Heating** Underfloor heating

ChimneyNoneSki accessSki busNearest skiing8 kmNearest shops950 mGardenYesGarageNone

DrainageMains drainsTaxe foncière432.00 €urosEnergy efficiency ratingC (179)CO2 emissionsB (7)

**Agency fees** Paid by the seller

#### **Property Description**

The Ferme de Manon is an exquisite 18th century farmhouse that has been lovingly restored and renovated by the current owner. Nestled in the heart of Vieux Servoz village near Chamonix-Mont-Blanc, it enjoys majestic alpine views from a peaceful setting, whilst maintaining good access to local towns, outdoor activities and Geneva airport.

The farmhouse is currently divided into two separate living spaces, with a vast double height barn of 123m2 that can still be converted, offering huge potential for increased living space. The total surface area of the property is just over 300m2, with the habitable surface area currently at 121m2.

**Farmhouse:** 2 bedroom apartment of which 67.60m2 is official hiabitable surface area plus a vaulted storage / wine cellar of 26m2, a workshop of 22m2 opening up further potential for extension or development, and a vast barn loft area of 123m2 with an approved building permit for a full conversion already in place.

Basement: Vaulted stone cellar

**Garden level:** Entrance hallway, bathroom, two double bedrooms, fully equipped kitchen open on to a dining room with patio doors to the garden, laundry area with second WC, workshop/storage room

**Upper level:** 123m2 loft area ready for conversion. Cathedral ceiling, original beams, south-facing views of Mont Blanc

**Maisonette:** 2 bedroom duplex apartment with approximately 55m2 surface area and a 10m2 sunny south-facing balcony

Garden level: Entrance hallway with storage, en-suite bedroom

**Upper level:** Open-plan kitchen / dining / living area with high ceilings and south-facing 10m2 balcony looking out

on to the Mont Blanc massif

**Exterior:** South-facing garden, exterior parking for four vehicles.

The renovation has been carried out with minute detail throughout both properties; a tasteful combination of exposed stonework, reclaimed wood, contemporary plaster and clever uplighting, along with the modern comfort of underfloor heating and double glazing throughout, makes for the perfect blend of tradition and luxury.























