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# Ferme de Manon

**Servoz, Chamonix & Vallée, Mont Blanc**

**1 125 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	1 125 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	04/09/2025
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Servoz
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	121 m²
<b>Land area</b>	295 m²
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	432.00 €uros
<b>Energy efficiency rating</b>	D (217)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	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, approximately 90m² of converted living 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.













