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# La Grange

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

**695 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

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# Key Features

<b>Price</b>	695 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	10/09/2025
<b>Area</b>	Mont Blanc
<b>Location</b>	Chamonix & Vallée
<b>Village</b>	Servoz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	67.6 m <sup>2</sup>
<b>Land area</b>	295 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	8 km
<b>Nearest shops</b>	950 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	432.00 Euros
<b>Energy efficiency rating</b>	D (217)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

La Grange 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.

La Grange is spread over three floors, with a total surface area of 239m<sup>2</sup>, of which 67,6m<sup>2</sup> is currently habitable (with the addition of a 21m<sup>2</sup> workshop area and 26m<sup>2</sup> vaulted cellar as usable space).

**Layout:** recently renovated 2 bedroom ground floor apartment, plus a vaulted storage / wine cellar of 26m<sup>2</sup>, a workshop of 22m<sup>2</sup> opening up further potential for extension or development, and on the upper level a vast barn loft area of 123m<sup>2</sup>.

**Basement:** Vaulted stone cellar, 26m<sup>2</sup>.

**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 with access to upper level.

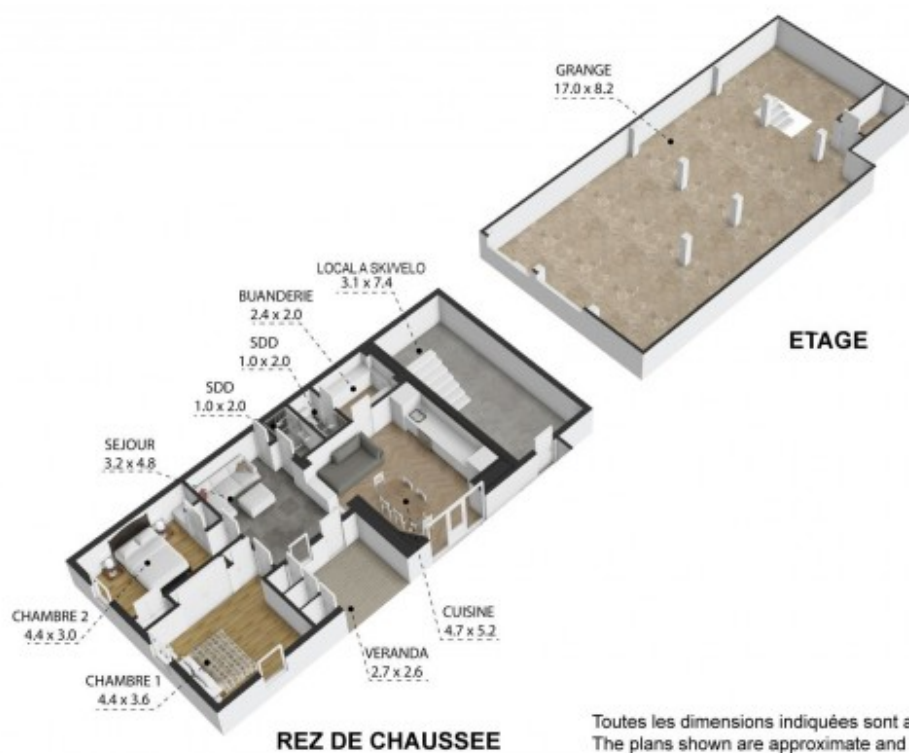
**Upper level:** 123m<sup>2</sup> loft area ready for conversion. Cathedral ceiling, original beams, south-facing views of Mont Blanc. Approved planning obtained with balcony and glass openings, please contact us for more details.

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

The renovation has been carried out with minute detail throughout the lower levels; 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.

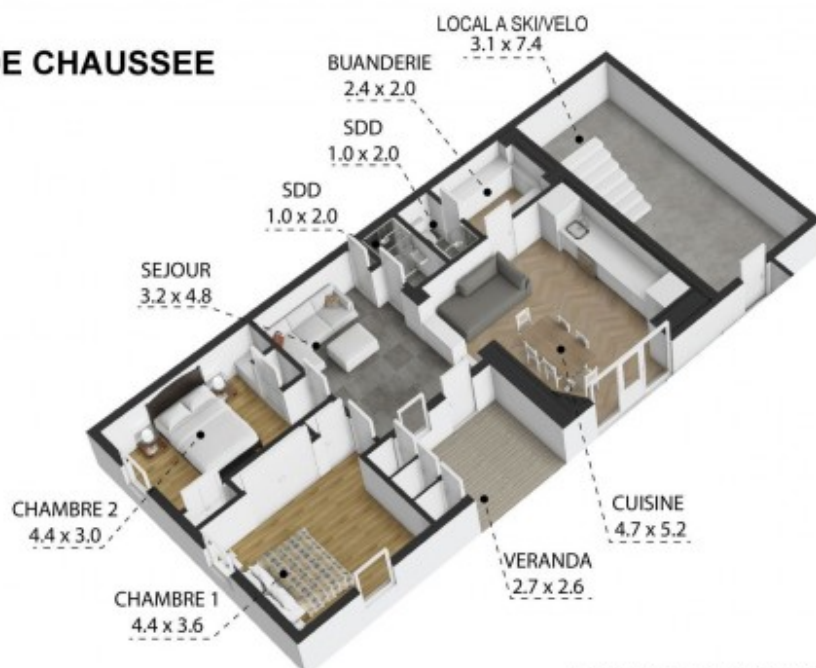




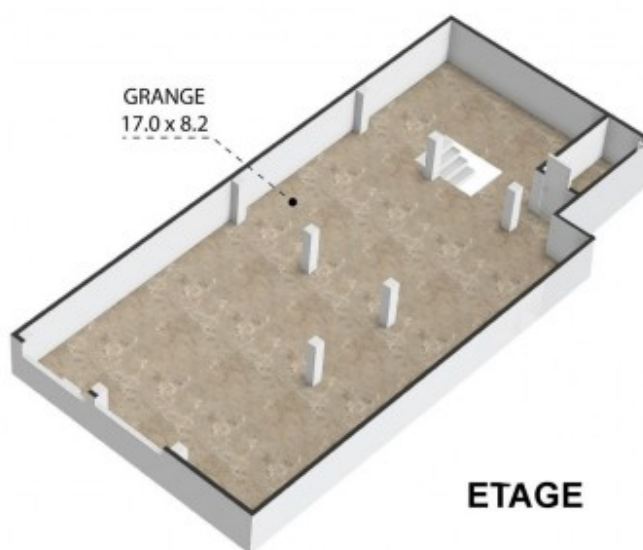


Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.

## REZ DE CHAUSSEE



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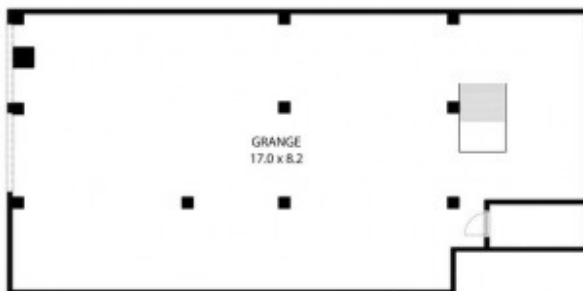
## ETAGE

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