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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)

# La Grange Neuve

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

**1 195 000 €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>	1 195 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	25/06/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Taninges
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	227 m <sup>2</sup>
<b>Land area</b>	12296 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Nearest skiing</b>	9.4 km
<b>Nearest shops</b>	7.5 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Annual Taxes (est)</b>	1 823 €uros
<b>Energy efficiency rating</b>	E (266)
<b>CO2 emissions</b>	A (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

A rare Savoyard farmhouse set high above the valley with an uninterrupted south-facing aspect and approximately 12,296 m<sup>2</sup> of land. Built in 1823 and renovated between 1997 and 2004 by its current owners, this 226 m<sup>2</sup> (habitable) farm home sits in a small, little-known mountain hamlet where elevation, light and silence shape daily life. A haven for people who live for the mountains and within easy reach of Geneva (48km away).

The setting offers uninterrupted, panoramic views across the Giffre valley from sunrise to sunset. Arranged over three levels, the interior combines generous proportions with original character.

Ground floor: western entrance hall; large open kitchen and dining area; eastern entrance into what was the farmhouse's original kitchen, now a cosy reception room with a double-sided closed fireplace opening to a large south-facing living room; shower room with WC; and a sauna.

Upper level: principal south-facing bedroom with balcony; workshop/studio with independent exterior access; a dormitory accessed via the studio; and two further bedrooms, each with balcony and mezzanine. Sanitary outlets are in place for an additional bathroom and underfloor-heating pipework is laid in parts. A cellar occupies the lower level.

Outside, the plot blends meadow and mixed woodland with traditional outbuildings, including a wooden mazot to the southwest, garden space and four parking places. In addition to the existing 226 m<sup>2</sup> of living space, the property includes a traditional 65 m<sup>2</sup> barn which offers the possibility of creating two additional levels, providing around 130 m<sup>2</sup> of further accommodation, subject to the necessary permissions.

A new driveway has been laid; access is rural and steep in places so a 4x4 is recommended. Two on-site water sources exist, and connecting to the mains water supply is straightforward. The property is served by a compliant septic tank and the electrical installation complies with current regulations.

Heating is by electric radiators, with provisions and pipework to extend wet underfloor heating in some areas; insulation has been added and timbers treated against woodworm.

Designed for the discerning enthusiast, this property offers a rare retreat into the heart of the mountains. Perched

at altitude, it commands breathtaking vistas and an atmosphere of profound tranquility. With premier biking and hiking trails directly on your doorstep, this home is more than a residence—it is an immersion into authentic alpine living, tailored for those who prioritize the grandeur of nature over modern convenience.

This family home has been cherished for 30 years, filled with countless mountain adventures. It now awaits a new owner ready to invest care and imagination, becoming the steward of this magnificent mountain farm.























