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# Ferme Erigné

**Morzine, Morzine, Portes Du Soleil**

**599 000 €uros**



## Contact

Contact **Lee Massey** about this property.

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# Key Features

<b>Price</b>	599 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	26/02/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Land area</b>	450 m <sup>2</sup>
<b>Nearest skiing</b>	3.6 km
<b>Nearest shops</b>	5 km
<b>Agency fees</b>	Paid by the seller

## Property Description

Ferme Erigné is part completed renovation project located in the Valley de la Manche. At 1100m altitude and near the end of the snow-cleared road this is one of Morzine's most sought after locations. This valley is sparsely inhabited, beautiful and quiet. When the locals want to go for a walk, ski-tour or snowshoe this valley is where they head. A cross-country ski track passes by the end of the garden, in fact during the winter you can ski (cross-country) from the garden into the centre of Morzine. For competent and adventurous skiers a popular off-piste ski run departs from the resort of Avoriaz and has the potential to finish on the doorstep.

So far 350,000 euros worth of work has been spent on this renovation. When finished it was intended that the building would have 520m<sup>2</sup> of accommodation, in addition to this there will be a 225m<sup>2</sup> garage in the basement of the building.

The first floor would be traditional [stone walls and traditional windows]. Internally there would be 6 unusually large ensuite bedrooms, a traditional kitchen/dining room and sitting room, plus the open plan grange.

The concept is that you will park and enter the house on the ground floor/basement leaving ski equipment there. On the first floor there would also be a large warm kitchen and the original central sitting room would be retained [from which the bedrooms radiated]. The second floor [grange] would be open plan [except for one large bedroom]. This would also form the main reception area leading in from the original door from the road and steps to the grange. The mezzanine floor, above, houses another ensuite bedroom.

It would be entirely feasible in the buildings current state to split it into 2 large semi-detached chalets, in any event planning permission would need to be re-applied for. Electricity, water and mains drains are adjacent to the plot but are not yet connected.





















