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Ferme La Barmaz

Combloux, Combloux, Mont Blanc

1 260 000 €uros



Contact

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Key Features

Price	1 260 000 Euros
Status	SOLD
Last updated	01/10/2012
Area	Mont Blanc
Location	Combloux
Village	Combloux
Bedrooms	13
Bathrooms	4
Floor area	426 m ²
Land area	2000 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Open fire
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	D (191)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This traditional farm building is located on the outskirts of Combloux on a plot of 2000m², overlooking the valley with impressive views of the Fiz, Aravis and Mont Blanc mountains.

Currently, Ferme La Barmaz is divided up into 2 different living spaces, however, the different floors have both internal and external access to one another so could be easily converted into a very large single home or divided up into a variety of configurations.

The main part of the farm (shown in green) extends over the 3 floors and comprises:

On the ground floor:

- Main front door which supports a lovely feature stone lintel.
- 1 living space (sejour 1) with stone and beam features
- Large lounge area with fireplace (sejour 2)
- Bathroom
- Kitchen
- Period laundry room
- Side entrance and boiler room

On the middle floor:

- Entrance
- Kitchen
- WC
- Bathroom,
- Living room (A) with mezzanine.
- One bedroom/study

On the Top floor:

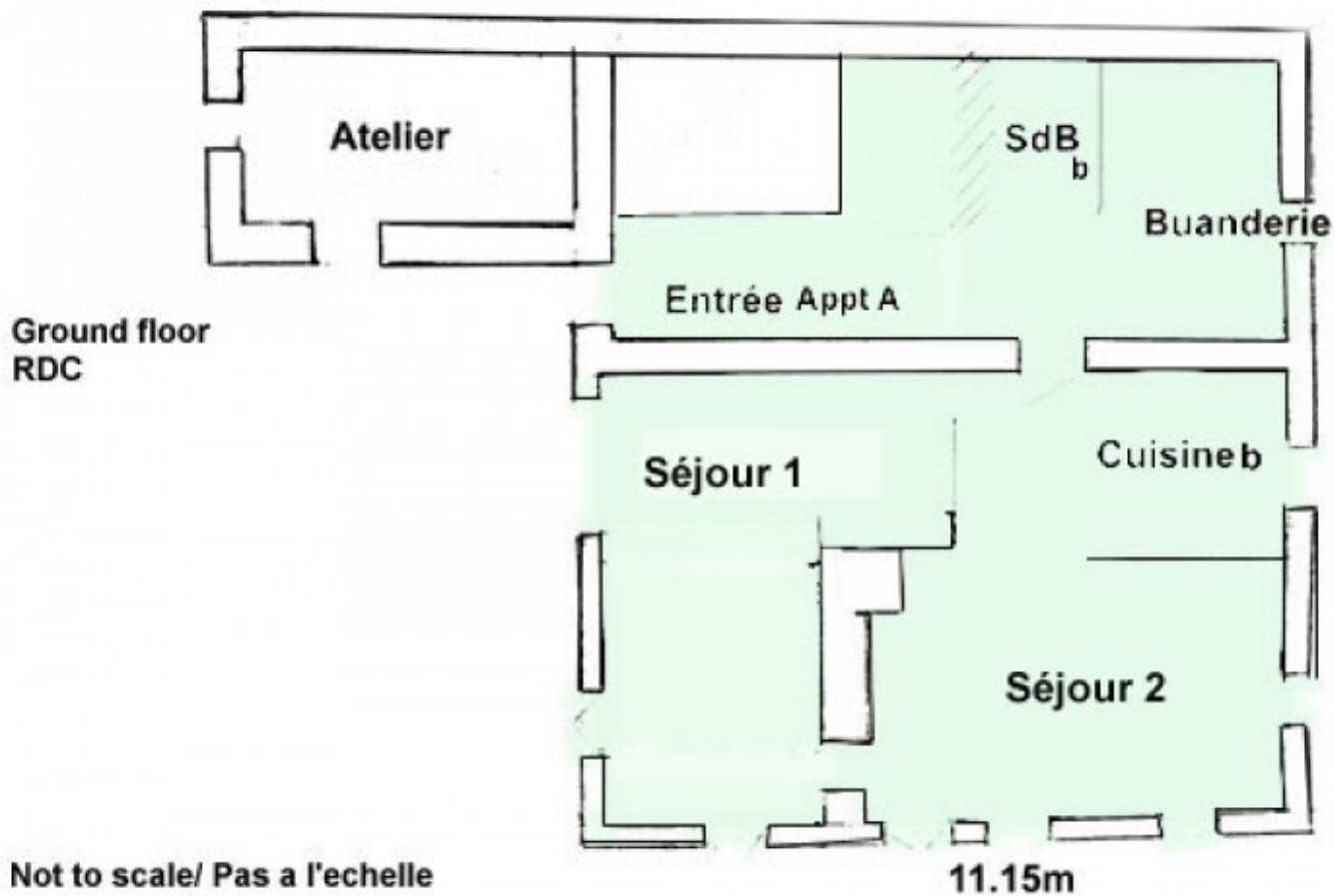
- 8 further study/bedrooms with washbasins
- A bathroom
- WC

The second self contained apartment is located on the middle floor and includes:

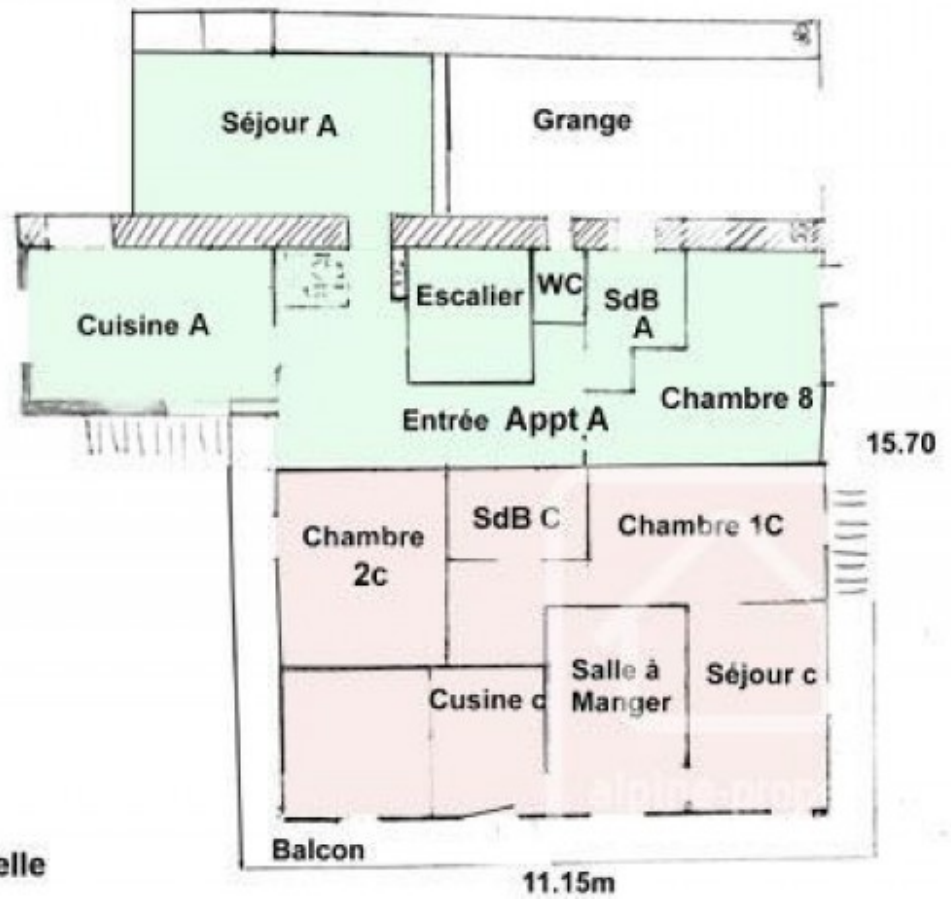
- Kitchen,
- Living room (c)
- 2 bedrooms
- Bathroom and storage space.

In addition to the generous living accommodation there is a grange/barn which could be used as a garage, storage space or converted. Further storage space can be found in the "atelier" which was historically the farm's stables. The grounds also house an authentic bread oven.

An additional 1500m² of land is available for sale with the farm, by separate negotiation. Further details are available on request.

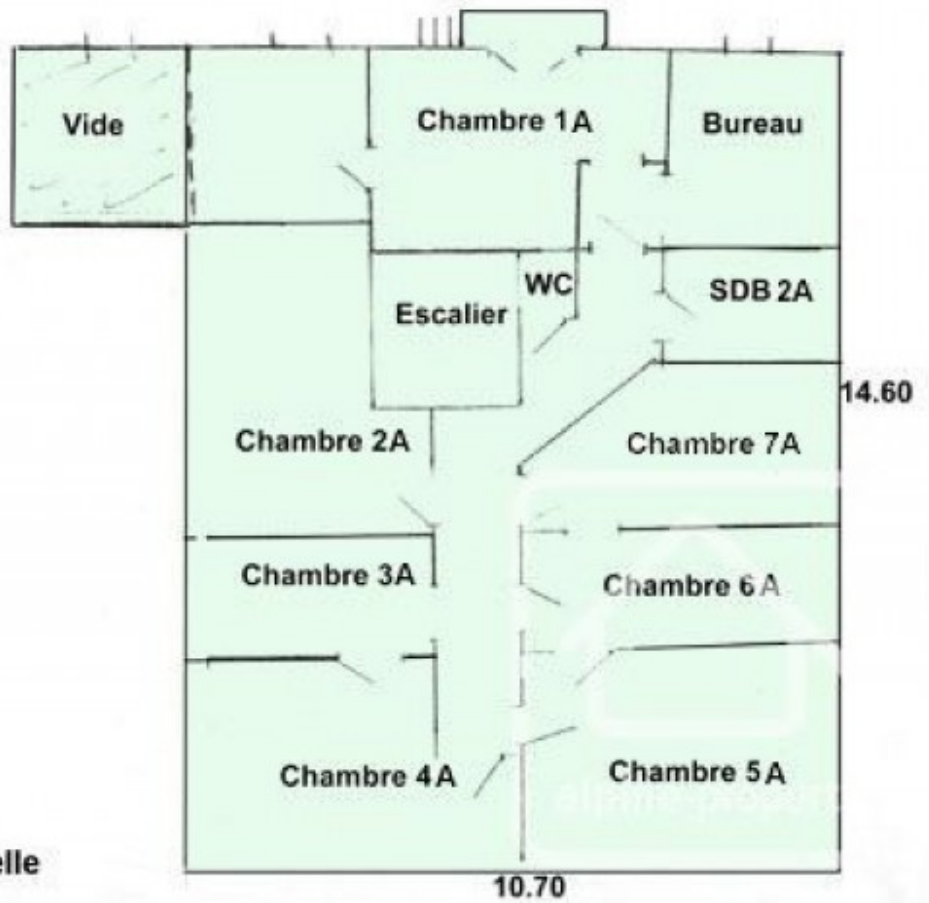


**1er étage
Middle floor**



Not to scale/Pas a l'echelle

**Top floor
2iem Etage**



Not to scale/ Pas a l'echelle











