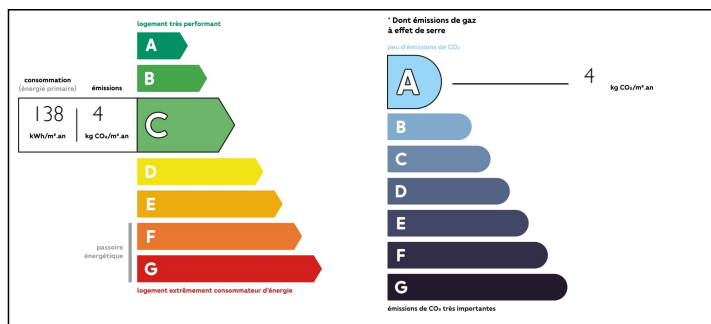


Stunning, fully renovated 19th c. farmhouse near Verchaix – mountain views and large garden. 50 km to Geneva.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	212 m²
Plot Size:	1522 m²

IN BRIEF

Offer accepted recently Located in a pretty hamlet at the west end of the Giffre valley within easy access of Geneva and skiing in the Portes du Soleil & Grand Massif. Ideal location for a weekend/holiday home or an international residence secondaire. The property offers 2 living spaces, with the option to create a self-contained apartment on the ground floor. This makes it perfect for guests or generating rental income. Option to construct a mid-sized chalet in garden. Verchaix 2 min drive, Samoens 8 mins. Ground floor (70 sq m): sitting room with fireplace & kitchen; large lounge; shower room/WC; bedroom; utility room. 1st floor (95 sq m): large open-plan living area comprising of a lounge (with wood-burning stove), dining area, kitchen; double bedroom; shower room/WC; south-facing balcony. 2nd floor (47 sq m): hallway; 2 double bedrooms, one with balcony; storage cupboards; large bathroom with shower. Plus: • Large cellar • Parking & large garden • Fabulous

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Backing onto forest land, this stunning farmhouse includes high-quality features throughout and offers a stylish living experience. It would make a wonderful primary or secondary residence with excellent rental potential.

****Don't miss the floor plans and EyeSpy 360° tour further down this page. Contact us for more photos****

Located only 3.5 km from the ski lift in Morillon in the pretty hamlet of Jutteninges Le Petit, the property provides easy access to the Grand Massif ski domain and it's 265 km of pistes. As well as Morillon, the ski area includes Samoens, Les Carroz and Flaine. Additionally, the resorts of Les Gets – for access to the Portes du Soleil – and Praz de Lys are just 25 minutes away, passing through Taninges. It is also commutable to Geneva and the Arve valley.

NOTES

- 1 hr from Geneva airport
- 20 minutes drive to rail lines into Geneva
- within 20 minutes of the A40
- 20 mins to Les Gets
- 50 minutes to Chamonix

For nature lovers, the property offers hiking trails from the front door, as well as the possibility to walk to Verchaix and Lac Bleu along the river. The property also boasts delightful 180° views and is south-facing, ensuring year-round sun.

The first and second floors of the property have undergone an impressive renovation, with period features retained wherever possible. The exterior has also been beautifully updated with high-spec bardage. The ground floor is currently in very good condition but offers the possibility to update it to...