

Charming, renovated Savoyard farmhouse with seven annex apartments, a licensed restaurant and a small chalet.



## INFORMATION

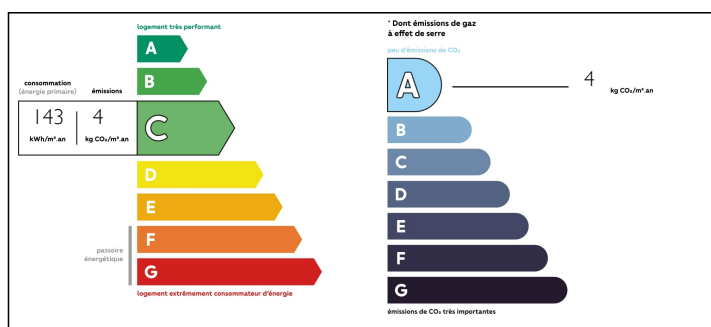
Town:	Taninges
Department:	Haute-Savoie
Bed:	27
Bath:	11
Floor:	855 m2
Plot Size:	3000 m2

## IN BRIEF

Located in the stunning Haute Savoie, this renovated farmhouse-turned-gite business offers an exceptional opportunity for year-round success. Boasting access to 3 distinct ski areas – the Portes du Soleil, Grand Massif & Praz de Lys – and a thriving summer market, the property has year round appeal and is conveniently located just 50 km from Geneva. This charming Savoyard farmhouse is situated in the pretty town of Taninges which has a rich historical and cultural heritage. The area boasts breathtaking mountain views and easy access to countless outdoor activities. \*Les Gets and Samoens are both only 10 km away\* The accommodation comprises of a: • 6 bedroom principal residence (200 m<sup>2</sup>) • 5 bedroom apartment (200 m<sup>2</sup>) • 6, two-bedroom apartments (50–55 m<sup>2</sup> each) • licensed restaurant/bar for 50 covers (85 m<sup>2</sup>) with a fully-equipped kitchen and spacious terrace • separate 3 bedroom chalet \*Please contact us for more details, photos and 360° images\*



## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Taninges provides a peaceful lifestyle while being close to Geneva and the Arve valley, making it convenient for commuters. The town is rich in cultural heritage, with historical landmarks like the Chartreuse de Mélan and Eglise Saint-Jean-Baptiste. Additionally, the proximity to Lake Geneva and Annecy adds to the appeal. With its natural beauty, cultural charm, and investment potential, Taninges presents an attractive opportunity for property buyers.

### FULL DETAILS OF THE PROPERTY

#### FARMHOUSE

#### APARTMENTS WITH GROUND FLOOR ACCESS

Apartment 1 : 52 m<sup>2</sup> : 2 bedrooms

Living room, kitchen, WC, bathroom, two bedrooms

Apartment 2: 53 m<sup>2</sup>: 2 bedrooms

Living room, kitchen, WC, bathroom, two bedrooms

Restaurant/Bar license IV: 85 m<sup>2</sup> for 50 covers

18 m<sup>2</sup> fully-equipped professional kitchen and large terrace

Entrance to communal areas: 20 m<sup>2</sup> (215 sq. ft.)

Terrace

#### APARTMENTS WITH ACCESS ON THE FIRST FLOOR

Apartment 3 (main residence): 200 m<sup>2</sup>: 6 bedrooms

- Ground floor: living room/kitchen/dining area, study/living room, WC

First floor: three bedrooms, dressing room, shower room/WC, bathroom, balcony

- Second floor: three bedrooms, WC, bathroom, mezzanine

First floor accommodation: 5 duplex flats with access to shared balcony

Apartment 4: 55 m<sup>2</sup>: 2 bedrooms