



DECEPTIVELY SPACIOUS, BEAUTIFULLY  
RENOVATED SOUTH-FACING FARMHOUSE WITH  
TWO PRIVATE ACCOMMODATION SPACES.

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SOUTH-FACING  
FARMHOUSE WITH TWO  
PRIVATE  
ACCOMMODATION SP...



| PROPERTY FACT FILE                                               |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| REFERENCE                                                        | A46903JST74                                                  |
| PRICE                                                            | € 1,545,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 7                                                            |
| BATHROOM                                                         | 6                                                            |
| ACCOMMODATION                                                    | 425 m <sup>2</sup>                                           |
| LAND                                                             | 834 m <sup>2</sup>                                           |
| TOWN                                                             | La Côte-d'Arbroz                                             |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | Hamlet property                                              |
| TYPE                                                             | Maison de Vacances, House,<br>Wooden Chalet                  |
| CONDITION                                                        | Good condition                                               |
| FEATURES                                                         | Mains Drains, Private parking,<br>Barns - outbuildings       |
| *Price based on current exchange rate which is subject to change |                                                              |



- 2 private apartmentments
- Mazot to convert
- Fabulous south-facing mountain views
- Quiet location
- Renovated to a high standard

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Set in the peaceful mountain village of La Côte d'Arbroz, near Morzine, this beautifully restored 18th-century Savoyard semi-detached farmhouse offers a rare blend of historic charm, contemporary luxury and exceptional energy efficiency.

## DESCRIPTION

Carefully restored with exceptional attention to detail, this characterful farmhouse showcases the craftsmanship of its original construction while providing all the comforts of a contemporary mountain home. Throughout the renovation, traditional materials and period features have been preserved wherever possible, creating interiors that feel both authentic and refined.

\*6 km to the ski lifts in Morzine\*

The accommodation extends across approximately 368 m<sup>2</sup> of habitable space (425 m<sup>2</sup> in total) and has been thoughtfully configured as two fully independent apartments. Each has its own private entrance and complete living accommodation, while a spacious shared boot room provides practical access for both residences. This versatile arrangement is ideal for extended families, guest accommodation or buyers seeking rental income alongside private living, whilst also offering the flexibility to be enjoyed as one substantial home if desired.

The ground-floor apartment centres around a welcoming open-plan kitchen and dining area, complemented by a comfortable sitting room with a wood-burning stove. Three generously proportioned en-suite bedrooms provide stylish accommodation. Outside, there is a large terrace at ground level.

Occupying the upper floors, the second apartment has been designed with entertaining and family life in mind. A beautifully appointed kitchen flows into a bright breakfast area and spacious dining room, while the main lounge with fireplace provides a warm an...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46903JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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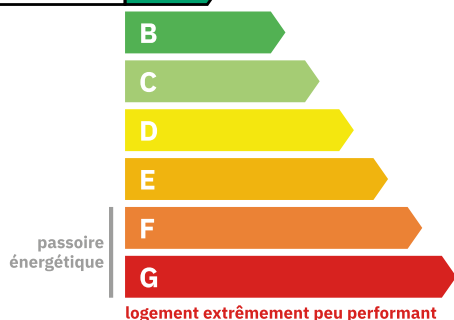
## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

consommation (énergie primaire) émissions logement très performant

**62** | **1**  
kWh/m²/an | kg CO₂/m²/an

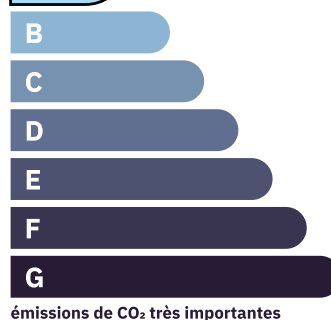
39 kWh/m²/an  
d'énergie finale



peu d'émissions de CO₂

**A**

**1** kg CO₂/m²/an



Property **Very efficient**

Estimated annual energy costs  
between 1407 € and 1970€ for 2023

## NOTICE

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## CONTACT

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