



AGENCE  
MY HOME  
in the Alps

# An incredible farm renovation

Price : 1 800 000€





## LA CÔTE D'ARBROZ

A rare opportunity to buy an exceptional farm renovation in the ever popular La Côte d'Arbroz. Situated opposite the restaurant and surrounded by nature and impressive views. The chalet is approximately 247m<sup>2</sup> habitable plus a mezzanine and mazot. It has been beautifully renovated with high quality materials and incredible attention to detail. Set on a plot of 927m<sup>2</sup> there are several outdoor dining areas to catch the sun as it rotates around the chalet. Not only beautiful, also very practical and offers flexibility especially if you want a rental. On the ground floor is a 3 bedroom apartment with a private entrance from the lower parking area. There is beautiful en-suite bedroom, a laundry/technical room and then you walk into the bright living space with panoramic views. There is a woodburner an open plan kitchen which is fully equipped, a dining area and large sitting area. The living space leads out onto the large terrace. Slightly set back, through a doorway are two double bedrooms, both en-suite and a separate w.c. The apartment offers a good weekly or season rental if you don't need the whole chalet for yourselves. There is an internal access to the rest of the chalet upstairs. Through the back door of the apartment is storage and access to the east terrace. There is a wine cellar here too. Upstairs is the most gorgeous living space! With high ceilings, old beams, parquet flooring, a wood burner and a contemporary kitchen, there is a perfect blend of old and new which oozes character. The chalet is orientated south towards the mountain view and west to get the evening sun. There is an inside-outside balcony from the living space and a large west facing terrace to enjoy sundowners. The large kitchen is well equipped and high quality with slate worktops. The living space is well divided up into different sitting areas and there is a separate TV room. On this floor are two double bedrooms, both en-suite and both with some private outside space. Upstairs is a large mezzanine

area which is being used as an office and could be converted into another bedroom.

The first floor has it's own, large, separate entrance with w.c.

Annexes:

Renovated mazot providing a separate en-suite bedroom with a small sink / kitchenette area with its own paved terrace  
Double garage  
Cellar and boot room

Technical aspects:

Underfloor heating on an electric wet system throughout  
Excellent insulation both thermal and

phonic  
New roof, metal sheets on the chalet and slate on the mazot

Garden divided up into terraces. Further garden space can landscaped to make use of the entire plot. Location: Popular with mountain lovers, La Côte d'Arbroz has become a desirable area for primary and secondary homes alike and a sought after holiday destination. It is a 5 min drive to Col d'Encranaz where you can access the slopes of Les Gets, 12 mins drive to Morzine, 20-25 mins drive to Thonon-Les-Bains.

Thanks to it's elevated position it boasts maximum sunshine and panoramic views.

Fees to be paid by the seller. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :6

Bathrooms :6

Surface area (m2) :247.00

Great location

Rental potential

Price :1 800 000€

## PRESENTATION OF THE PROPERTY

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Price :1 800 000

Situation :La Côte d'Arbroz

Partiellement meublé

Year of construction :1800s

Type of heating :Wet electric underfloor heating

Type of drainage :Mains drains

Type of roof :Metal

## PARTS

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Number of main parts :9

Bedrooms :6

Bathrooms :6

WC dans salle de bain(s) :7

Private WC :1

## MOVE

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Covered parking spots :2

Parking spaces :6

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