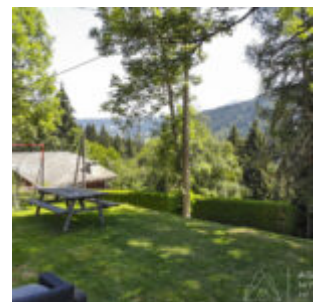
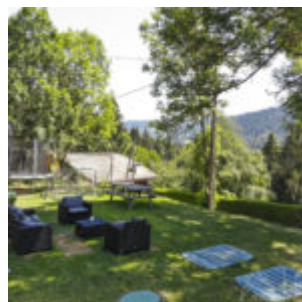
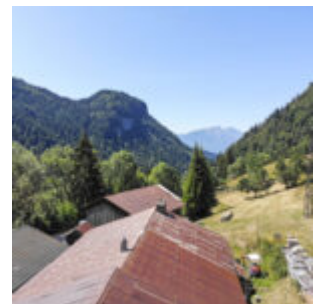
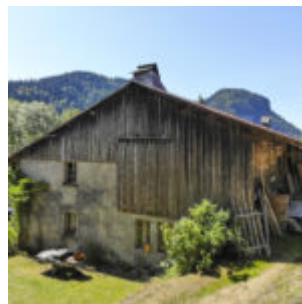
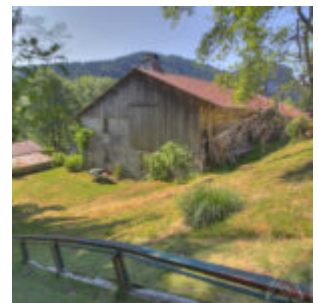
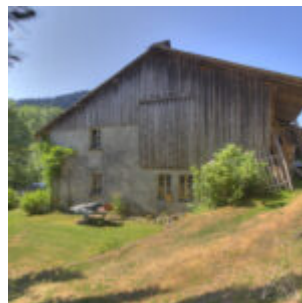
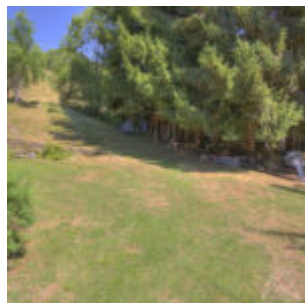


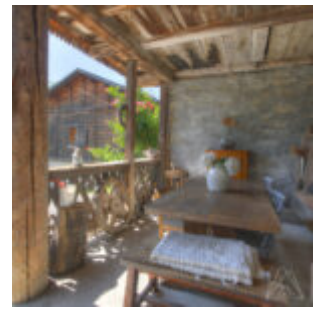
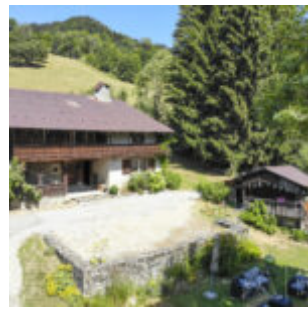


AGENCE
MY HOME
in the Alps

Ferme de Moudon

Price : 495 000€





Opportunities like this are becoming incredibly scarce. This is one of the few remaining authentic Savoyard farmhouses in Les Gets, offering the chance to create a truly unique family chalet in an idyllic mountain setting.

Nestled in a peaceful hamlet surrounded by forest and backing onto agricultural land, the property enjoys a wonderfully secluded feel while remaining just a few minutes' drive from the centre of Les Gets, the ski slopes and all village amenities. A ski bus stop is conveniently located nearby.

The property for sale comprises the end farmhouse, benefiting from the largest private garden and its own traditional mazot. Attached to the neighbouring building, it offers approximately 340m² of potential habitable space, providing the perfect blank canvas for an ambitious renovation project. Subject to the necessary permissions, it could be transformed into a magnificent 5 to 6-bedroom chalet, comfortably accommodating 12 to 14 guests.

Externally, the property is full of authentic Alpine character. The traditional covered terrace is beautifully preserved, and the existing render could potentially be removed to reveal the original stone façade, creating a stunning period exterior in keeping with its heritage.

Internally, the building is a shell, allowing complete freedom to design the layout and finishes to suit your own vision while preserving the charm of this historic farmhouse.

Planning Information :

The property is situated within a Natural (N) Zone under the current PLUi-H, within a perimeter of architectural heritage interest and a building zone subject to specific conditions. The existing farmhouse may be renovated and converted, subject to approval by the local planning authority and the Urban Planning Commission, with particular attention paid to preserving its traditional architectural character.

The current planning regulations allow existing buildings of more than 50 m² to benefit from:

Renovation, rehabilitation and conversion.

An extension of up to 20% of the existing floor area, subject to a maximum of 60 m² over the lifetime of the PLUi-H.

Up to two ancillary buildings, with a combined footprint of up to 40 m², located within 10 metres of the main building.

A new fosse septique (septic system) will be required as part of the renovation project.

This is an exceptional opportunity for buyers seeking to create a bespoke mountain retreat while preserving an important piece of Les Gets' architectural heritage. With its peaceful surroundings, generous garden, traditional mazot and outstanding renovation potential, this is a property that rarely comes to the market.

Fees to be paid by the seller. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Surface area (m2) :340.00

Price :495 000€

PRESENTATION OF THE PROPERTY

Price :495 000

Charges mensuelles :0.00

Situation :Les Gets

Exposure :Sud, Est

Meublé

Year of construction :1800

PARTS

Number of main parts :1

MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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