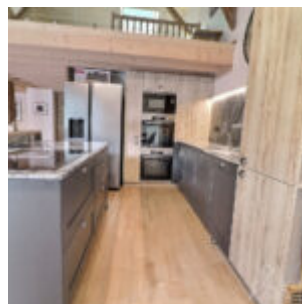
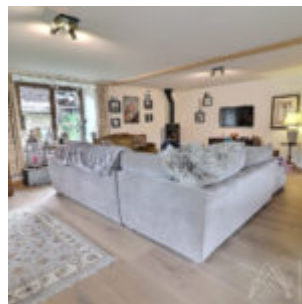
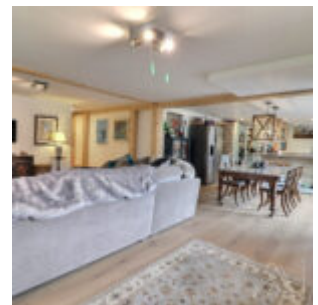
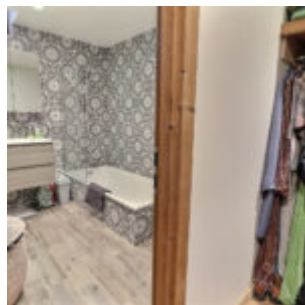
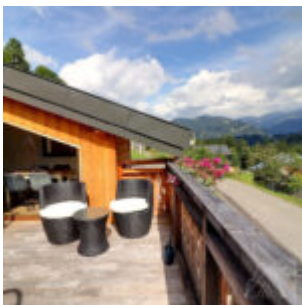
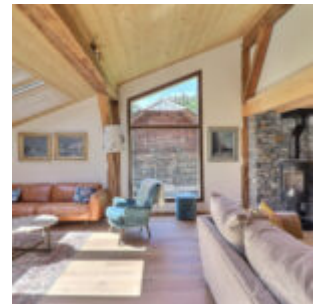
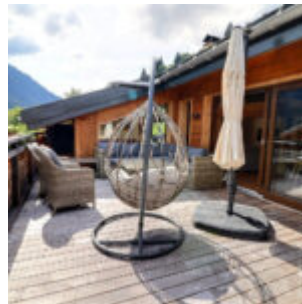
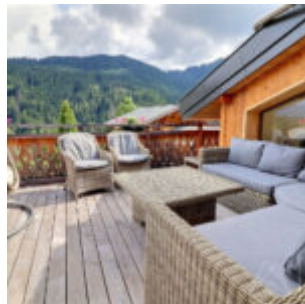


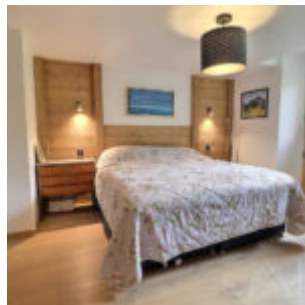
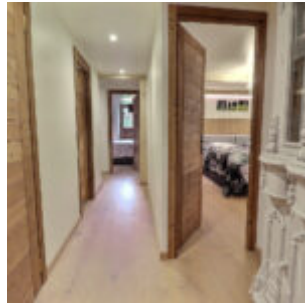
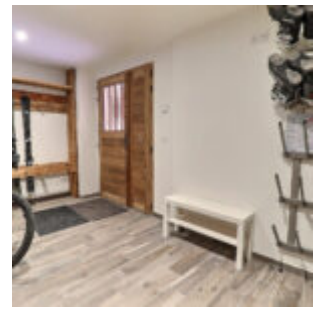
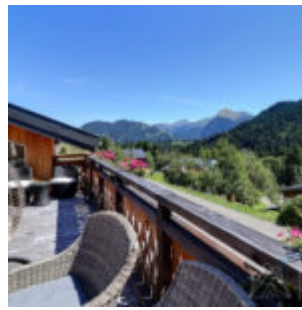
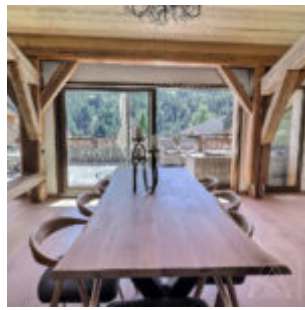


AGENCE
MY HOME
in the Alps

Ferme Gai Soleil

Price : 1 695 000€





Le Gai Soleil is a historic farmhouse dating back to 1722, lovingly restored and brought back to life in 2024. Every detail of the renovation has been carried out to the highest standard, with original materials carefully recovered and reused to preserve the authentic character and soul of the property.

This semi-detached farmhouse has achieved an exceptional A rating on the DPE energy certificate—a rarity in the Alps and a true testament to the quality of the renovation.

Thanks to its air-source heat pump, excellent insulation, and double glazing, the property is highly energy-efficient and economical to run.

Spanning 368 m² of living space and 425 m² in total across two floors, the chalet has been intelligently designed to function either as a single, spacious home or as two independent apartments, connected via the boot room and with separate entrances—perfect for generating immediate rental income.

Layout

Ground Floor

Independent entrance to the lower apartment Fully equipped kitchen opening onto a bright dining area, leading into a cozy living room with wood-burning stove Three en-suite bedrooms, each with a uniquely designed bathroom Laundry room Separate WC Sunny terrace Large boot room & bike storage Technical room with substantial hot-water capacity and a secondary laundry area

First Floor
Elegant four-bedroom apartment Open-plan kitchen with a sunny breakfast nook, leading to a spacious dining area and living room with fireplace, plus an additional lounge area Large, sociable terrace with multiple seating areas Four bedrooms and three bathrooms Laundry room Separate WC Mezzanine with a snug/games area Direct access to the garden The chalet offers complete

tranquility—no road noise, total privacy, and no overlooking neighbours from the upper terrace. Outside, you'll also find a traditional mazot (with feasibility for conversion) and a small garden. To the rear, the property borders agricultural land where horses graze. Subject to agreement with the current owner, it may also be possible to acquire an adjoining 300 m² orchard.

We look forward to showing you around!

Fees to be paid by the seller. Energy class A, Climate class A Estimated amount of annual energy expenditure for standard use: between 1.41 € and 1970.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :7
Bathrooms :6
Surface area (m2) :368.00
Price :1 695 000€

PRESENTATION OF THE PROPERTY

Price :1 695 000
Situation :La Côte-d'Arbroz
Exposure :Sud
Non meublé
Year of construction :1722
Type of heating :Air source heat pump
Type of drainage :Mains drains
Type of roof :Metal sheets

PARTS

Number of main parts :9
Bedrooms :7
Bathrooms :6

MOVE

Parking spaces :4

MY HOME IN THE ALPS



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