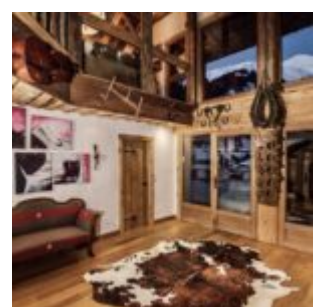




AGENCE  
MY HOME  
in the Alps

# Entirely and beautifully renovated farmhouse

Price : 3 650 000€





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A unique opportunity to buy the most beautiful 19th century farmhouse built in 1842 and lovingly restored in 2010. It is now one of the most famous buildings in the area thanks to its traditional yet timeless interior renovation and the most perfect setting for winter and summer events in the Alps.

Located in Montriond, Chalet Griffers is not far from the best skiing in the area in the Portes du Soleil. It is easy to get the bus to Ardent, or to lake Montriond in the summer and just a few minutes walk to the town centre. Montriond is just a few minutes drive to Morzine, and 30 minutes drive down to Thonon-Les-Bains.

A total surface area of approx 650m<sup>2</sup> and no stone has been left unturned during the renovation. Whilst the exterior walls of the chalet have been restored and left to be in keeping with the surroundings, the interior walls have been insulated throughout, there is a concrete floor with underfloor heating on each level, the windows are all double glazed and the roof was re-done. The owners have the most wonderful eye for detail and have created an impressive fusion of contemporary and antique styles. You can tell the quality of the renovation just by entering the chalet where there is the most wonderful metal and stone staircase made by a famous designer.

On the ground floor where the entrance is, is a large boot room with ski boot warmers. Behind the entrance are 3 double bedrooms and storage areas. Depending on how many bedrooms you need, this could be closed off to be an independent apartment or turned into another use of space - why not a wellness area, cinema and games room or even an indoor pool!

Up the magnificent staircase you reach the first floor where there are 7 bedrooms, all double, all en-suite, all beautifully presented and each one different. The hallway on this level is spacious with a double height ceiling. It leads out onto the terrace where you can soak up the evening sun, take

a sauna with the mountain Nanteaux in view, and watch the stars from the hot tub.

On the 2nd floor, under the vaulted, original wooden ceiling is the vast living space, There is the open fire place surrounded by sofas and comfy seating, the long dining table which is next to the sliding doors and has mountain views. The professional kitchen is separate, depending on what you want to use it for, you could make it open plan and more domestic.

Also on this floor is a tv room and another en-suite bedroom.

There is plenty of external parking, 2 garages which can be used for storage and another area which could be used for further storage or accommodation.

The farmhouse is being sold furnished making it an easy turn-key purchase.

It is a fantastic property, adaptable for large families, a few groups or investors looking for a rental opportunity. Since the renovation in 2010 it has been successfully run as a catered chalet and for events, it could continue to be run on a similar basis.

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 8440.00 and 11470.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

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Bedrooms :12

Bathrooms :12

Surface area (m2) :657.00

9 chambres, appartement séparé potential

Un design magnifique et intemporel

Price :3 650 000€

## **PRESENTATION OF THE PROPERTY**

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Price :3 650 000

Charges mensuelles :0.00

Situation :Montriond

Meublé

Year of construction :1842

Type of heating :Chauffage au individuel fuel

## **PARTS**

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Number of main parts :16

Bedrooms :12

Bathrooms :12

WC dans salle de bain(s) :13

Private WC :1

# MOVE

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Covered parking spots :2

Parking spaces :4

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315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30