AGENCE
MY HOME
in the Alps

Les Rossets

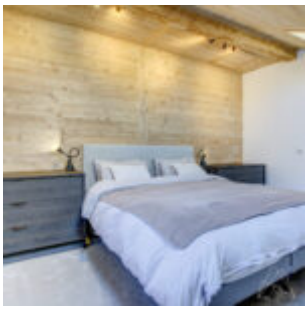
Price : 720 000€







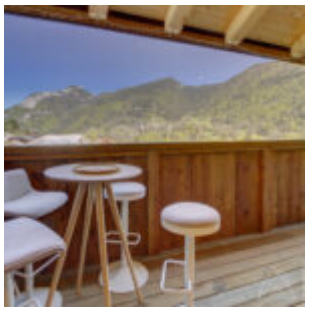




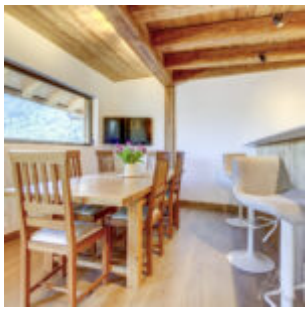
















A Beautifully Renovated, Semi-Detached, Farmhouse in the heart of Seytroux

This is a rare opportunity to buy a fully renovated farmhouse in the centre of Seytroux just 10-15mins to Morzine centre. It has been renovated to an exceptionally high standard. The current owners have rebuilt and restored the property as a full-time home, and it shows in the quality of the work and the level of detail throughout.

From the outside, the original stone façade has been carefully repointed, giving the house real presence. Inside, everything has been redone; structure, insulation, electrics, kitchen, bathrooms etc, with a clear focus on making the space comfortable, practical, and built to last.

The chalet is arranged over four levels.

The main living floor is set up for day-to-day living as well as entertaining. Large openings bring in plenty of light and lead straight out to the terrace, with panoramic mountain views. The kitchen is spacious and well thought out, sitting alongside a dining area and a living room with high ceilings with exposed beams and a fireplace that makes it an easy place to spend time in, summer or winter.

Bedrooms are spread across the house, giving a good sense of separation and privacy. The top floor features a generous master suite with an en-suite. On the lower level, there’s a flexible space that could be used as an additional bedroom, a games room, or a gym, depending on what you need.

Practical details have been handled just as well as the main spaces, with a large garage, a laundry area, and a layout that makes the house easy to use and maintain. Finishes are consistent

throughout, with quality materials and underfloor heating in the bathrooms.

The layout is as follows:

GROUND FLOOR

A 30m² garage offering excellent storage

A cosy snug / guest bedroom

A dedicated laundry area

Access to the ground-floor terrace

FIRST FLOOR (MAIN ENTRANCE)

Accessible via both internal stairs and an external staircase, this floor features:

Two generous double bedrooms, one with a private en-suite

A large family bathroom

Separate W.C.

SECOND FLOOR – LIVING SPACE

The moment you reach this level, you're met with breathtaking mountain views framed by large bifolding doors.

This floor offers a stunning, high-end kitchen, ideal for cooking, hosting, and entertaining.

A bright dining area

A warm, inviting living space with cosy seating and an ethanol fireplace

Access to two balconies to enjoy the stunning views

THIRD FLOOR

A spacious master bedroom with en-suite.

Seytroux is a quiet, traditional village that feels tucked away without being isolated. It is a 5 minute drive to Roc d'Enfer to the nearest ski slopes and Morzine is only a short drive. Thonon-Les-Bains where you can access lake Geneva is only 20 minutes away making this a good base for skiing in winter and the mountains in summer. The chalet is located opposite the path that leads to some beautiful hikes around the area.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3015.00 and 4080.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :4
Bathrooms :3
Surface area (m2) :185
Beautiful and quality renovation
Gorgeous views
Price :720 000€

PRESENTATION OF THE PROPERTY

Price :720 000
Property tax :362
Situation :Seytroux
Exposure :East, North
Partiellement meublé
Type of heating :Electric
Type of drainage :Mains drains

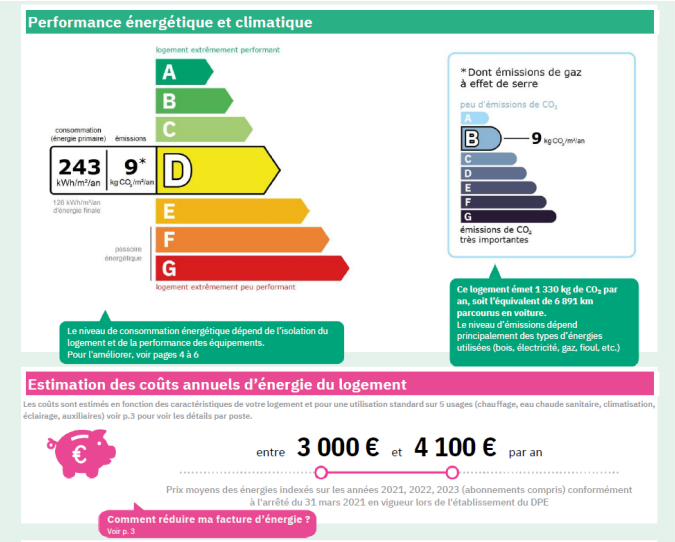
PARTS

Number of main parts :5
Beadrooms :4
Bathrooms :3
WC in bathroom(s) :4
Private WC :1

MOVE

Covered parking spots :1
Parking spaces :2

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30

AGENCE
MY HOME
in the Alps