

BARNES SAINT-GERVAIS - ESTATE FEATURING ADDITIONAL STRUCTURES

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SELLING PRICE : 1 180 000 €

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CONTACT : GEOFFREY SARRASIN - MOBILE PHONE  
EMAIL : J.SARRASIN@BARNES-INTERNATIONAL.COM

96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
MEGÈVE (74120)



PHONE : 04 50 21 21 00  
MEGEVE@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGÈVE

## DESCRIPTION

Discover this hidden gem nestled in the heart of nature, offering breathtaking mountain views. The property consists of a meticulously renovated detached farmhouse, originally built in 1910, spanning three levels with an added converted attic.

The basement features a bedroom with a shower room, a second bedroom, a separate toilet, a bathroom, a laundry room, a cellar/boiler room, and an impressive vaulted cellar. On the ground floor, a well-appointed kitchen opens into a spacious living and sitting room (50 m<sup>2</sup>) with access to an inviting outdoor terrace. The first level hosts another bedroom with a shower room.

Adjacent to the farmhouse is a second building, formerly an attic and now fully renovated and rented through Gîte de France. It comprises a studio with a kitchen opening into the living room, a shower room with a toilet, a study, and a cellar. Additionally, there is a barn awaiting renovation.

A third building on the property offers versatile possibilities, including a hallway, a boiler/laundry room (19 m<sup>2</sup>), a ski room (7.49 m<sup>2</sup>), a storage area (20 m<sup>2</sup>), a workshop (10 m<sup>2</sup>), an open-plan room (62 m<sup>2</sup>), and a bar area. Though this space is yet to be completed, plans envision transforming it into a reception room. Upstairs, a recently converted Gîte de France accommodation can sleep up to 10 people, featuring a 65 m<sup>2</sup> living room with an open-plan kitchen, utility room, separate toilet, bathroom, and three well-appointed bedrooms, along with a mezzanine.

Situated on 2604 m<sup>2</sup> of land, this property enjoys a tranquil location with private access, providing a serene and idyllic retreat.

For further information, please contact Barnes Saint-Gervais on +33 4 50 18 14 50.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 400 m <sup>2</sup>
Land area (m2) : 2,604 m <sup>2</sup>	Bedrooms : -	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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