

BARNES SAINT-GERVAIS - ESTATE FEATURING ADDITIONAL STRUCTURES



SELLING PRICE : 1 180 000 €

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



PHONE : 04 50 21 21 00
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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 m²) 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 m²), a ski room (7.49 m²), a storage area (20 m²), a workshop (10 m²), an open-plan room (62 m²), 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 m² living room with an open-plan kitchen, utility room, separate toilet, bathroom, and three well-appointed bedrooms, along with a mezzanine.

Situated on 2604 m² 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

CARACTÉRISTIQUES

| | | |
|---------------------------------------|----------------------------|------------------------------|
| Type of property : House / Villa | Fees : - | Surface : 400 m ² |
| Land area (m2) : 2,604 m ² | 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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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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