

ALPINE FARM AT NANCY SUR CLUSES - BARNES MONT-BLANC

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SELLING PRICE : 1 150 000 €

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96 ROUTE EDMOND DE ROTHSCHILD, 74120  
MEGÈVE  
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## DESCRIPTION

Charmingly renovated alpine pasture farmhouse, situated on a generous plot of over 2,000 m<sup>2</sup>. This traditional farmhouse boasts ample space and is currently configured to suit a small family's needs, featuring two expansive bedrooms (one with an ensuite shower room), a sizable study, a TV/cinema area, mezzanine, bathroom, and laundry room. However, these areas can be easily transformed to accommodate two additional bedrooms.

The property includes a spacious terrace that opens up to a heated semi-inground swimming pool. With a 360° orientation, the farmhouse provides breathtaking panoramic views of the surrounding massifs. The ski slopes of Romme-sur-Cluses are a mere 100 meters away!

Additionally, there is a self-standing garage measuring 90 m<sup>2</sup>, along with a spacious boiler room and a fitness room. If you're seeking a tranquil mountain retreat, this property is the ideal choice for you!

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	Fees : -	Surface : 274 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 2,105 m <sup>2</sup>	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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