



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Ferme Les Rossets

Seytroux, St Jean d'Aulps & Vallée, Portes Du Soleil

379 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	379 000 Euros
Status	UNDER CONTRACT
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Seytroux
Bedrooms	2
Bathrooms	1
Floor area	400 m²
Detached	Yes
Chimney	Wood burning stove
Nearest skiing	5.9 km
Nearest shops	3.3 km
Garden	Yes
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

Nestled within the picturesque village of Seytroux, a mere 5 minutes from St Jean d'Aulps and a short 10-minute drive from the vibrant ski resort Morzine, stands this captivating Savoyard farmhouse waiting to be revitalized. The property embodies rustic charm and promises an unparalleled opportunity for transformation.

Stepping into the property, you'll discover a world of potential hidden behind its weathered façade. The farmhouse boasts a variety of spaces, each holding a fragment of its history. On the ground floor, a 2-bedroom apartment offers a modest yet functional layout, inviting you to imagine the possibilities. A series of cellars, store rooms, and stables provide both storage and a scope to incorporate into the main body of your new home.

However, it is the second floor that truly captures the imagination. Entering via the massive barn door, you'll find yourself within an expansive barn that stretches out like a canvas eager to be painted anew. Its sheer size offers a blank slate for grand visions—a space that could become a heart-stirring family home with a "wow" factor that defies expectations.

While the farmhouse does require substantial work, including a new roof, the rewards of restoration are immeasurable. Gazing out from the property, you're treated to sweeping views that unfold down the valley, encapsulating the very essence of the region.

The apartment, though modest, provides the comfort necessary for a temporary stay as your plans unfold. With some thoughtful touches, it can serve as your home during the renovation process. As the property undergoes its transformation, envision a future where the farmhouse's potential is fully realized—a sprawling retreat spanning approximately 400m², blending historical character with modern luxury.

The farmhouse is also sold with a small outbuilding, in the form of a traditional mazot. This charming annexe is useful as additional storage, or for conversion into unique guest accommodation. It could also be repurposed as a garage. Behind the mazot is a plot of land of around 1000m2, steeply sloping and not suitable for construction. Gently wooded, the thinning out of some of the trees would open up some stunning views of the valley below

Situated within a tranquil Savoyard hamlet, the farmhouse offers a peaceful escape from the bustle of modern life. Surrounded by quintessential dwellings, the setting resonates with tradition typical to this Alpine landscape. Despite its peaceful location, you'll find simple access to local amenities, ski slopes that beckon during the winter months, and in the summer, the allure of magnificent Lake Geneva.

Though the plot is modest in proportion to the farmhouse's grandeur, it offers ample space to create outdoor terraces that bask in sunlight or offer respite in the shade. A patch of lawn provides a space for leisure and play,

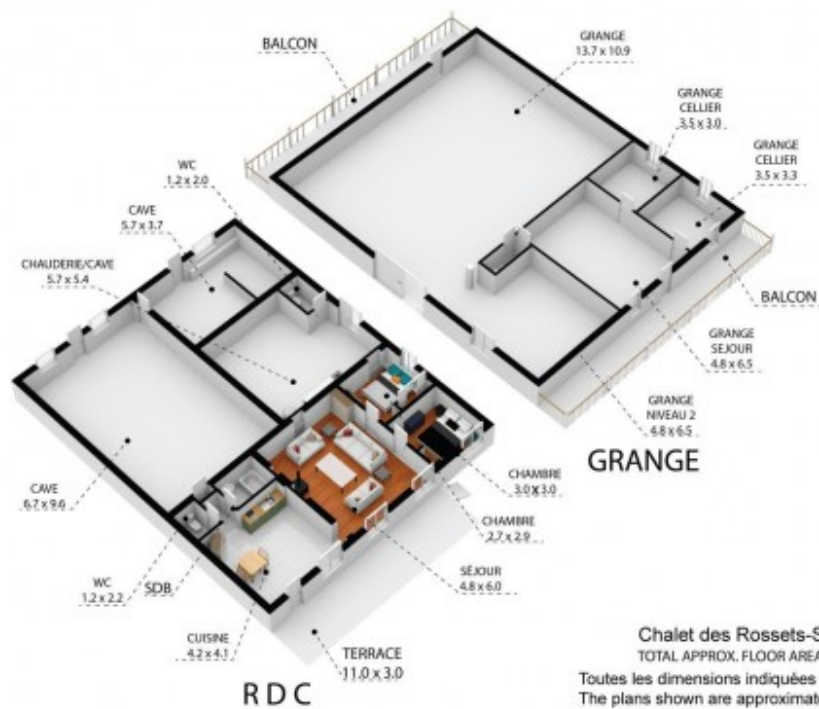
completing the vision of a rejuvenated farmhouse that seamlessly blends history, culture, and the promise of an extraordinary future. In Seytroux, amid the beauty of the Savoyard landscape, this farmhouse stands as both a testament to the past and a canvas for the dreams of tomorrow.











Chalet des Rossets-Seytroux
 TOTAL APPROX. FLOOR AREA 461 SQ.M
 Toutes les dimensions indiquées sont approximatives.
 The plans shown are approximate and for information purposes only





