



## listing



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,142,115.3

### Ubicación

País:	Francia
Estado/Región/Provincia:	Auvergne-Rhone-Alpes
Ciudad:	Annecy
Código postal:	74450
Publicado:	27/02/2026

### Descripción:

In one of the most sought-after areas of Le Grand-Bornand, this farmhouse, dating back to 1797, enjoys a peaceful setting, optimal sunshine, and spectacular views of the Aravis mountain range and the village.

Situated on a 1133 m2 plot, the property currently offers 357 m2 of living space and has a building permit, free of any appeals, for a complete renovation that respects its architectural character.

The permit provides for:

- Complete dismantling of the existing structure
- Reuse of structural timbers and local stone
- Reconstruction relocated higher up the plot, enhancing the view and heritage value
- A volume exceeding 600 m3
- A new footprint of 174 m2

Two configurations are possible: Either 2 independent dwellings:

- 151 m2 of living space + 39 m2 garage
- 173 m2 of living space + 47 m2 garage

Or an exceptional family farmhouse offering spacious rooms, ideal as a high-end primary or secondary residence. Seven parking spaces are planned (4 covered, 3 outdoor).

A privileged location with shuttle bus 120m away, village centre 2km away, 30 minutes from the lake



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(Menthon-Saint-Bernard), 40 minutes from Annecy and 60 minutes from Geneva International Airport.

To organize a visit or for more information, contact us today.

## Común

Pies cuadrados terminados: 357 m2  
Tamaño del lote: 1133 m2

## Room details

Total rooms: 5

## Building details

Parking: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/SEQD-T32135/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T32135/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-16086639

