



listing



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,142,115.3

Location

Pays:	France
État/Région/Province:	Auvergne-Rhône-Alpes
Ville:	Annecy
Indicatif régional:	74450
Soumis:	27/02/2026

Description:

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



(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.

Commun

Pied carré fini: 357 m²
Dimensions du lot: 1133 m²

Room details

Total rooms: 5

Building details

Parking: Oui

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SEQD-T32135/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: hh-16086639

