



listing



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,142,115.3

Posizione

Nazione:	France
Stato / Regione / Provincia:	Auvergne-Rhone-Alpes
Città:	Annecy
Cap:	74450
Pubblicato:	27/02/2026

Descrizione:

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.

Comune

Finito piedi quadrati: 357 mq
Dimensione del lotto: 1133 mq

Room details

Total rooms: 5

Building details

Parking: Sì

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: hh-16086639

