



## listing



### Agent Info

|               |                                                                                                  |
|---------------|--------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                          |
| Bedrijfsnaam: |                                                                                                  |
| Mistlampen:   | United Kingdom                                                                                   |
| Telefoon:     |                                                                                                  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 3,427,805.92 |

### Locatie

|                             |                      |
|-----------------------------|----------------------|
| Aanbevolen Auto Onderdelen: | France               |
| Staat/Regio/Pronvincie:     | Auvergne-Rhone-Alpes |
| Plaats:                     | Annecy               |
| Postcode:                   | 74450                |
| Geplaatst:                  | 28-06-2025           |

### Omschrijving:

Rare Alpine Retreat – Renovated 1880 Bornandine Farmhouse with Panoramic Views

Nestled in the heart of the Aravis mountains, this exceptional 1880 Bornandine farmhouse has been meticulously renovated, offering an exquisite blend of historical charm and modern comfort.

Spanning three levels and approximately 340 m<sup>2</sup> of living space, this rare gem is set on a serene, flat 2,540 m<sup>2</sup> plot, providing breathtaking, unobstructed views of the iconic Pointe Percée and the surrounding peaks.

### Property Features:

**Ground Floor:** A welcoming entrance hall with ample storage, a spacious living-dining area opening onto a large balcony with panoramic views, a well-appointed kitchen with a utility room, an en-suite master bedroom with a private office and shower room, an additional bedroom/office, a third bedroom, a shower room, a guest WC, and a second entrance hall leading to a terrace overlooking the lush garden and traditional mazot.

**Garden Level:** A hallway, two generously sized bedrooms, a laundry room, a bathroom, a separate WC, a wine cellar, a technical room, extensive storage space, and a covered area beneath the terrace.

**Attic:** A charming dormitory accommodating up to seven guests and an expansive 100 m<sup>2</sup> attic, ready to be transformed into a separate apartment or a grand living space, with the potential for direct connection



to the ground floor.

### Authentic Alpine Charm & Exclusive Features

Adding to the uniqueness of this property is a beautifully restored 39 m<sup>2</sup> mazot—a traditional farmhouse outbuilding—featuring an entrance hall, a cozy kitchen-living area, a shower room with WC, and an upstairs bedroom with two double beds opening onto a private outdoor space.

### Exceptional Location & Accessibility

- 6.4 km from the centre of Le Grand-Bornand, a picturesque and highly sought-after Alpine village.
- 2 km from cross-country ski trails and 3 km from the Col des Annes slopes.
- 6 km from the La Joyère-Le Rosay cable car, offering direct access to world-class skiing.
- 35 minutes from Lake Annecy (Menthon St. Bernard), 43 minutes from Annecy, and 60 minutes from Geneva Airport, ensuring seamless connections for international buyers.

### Sustainable & Modern Comforts

The property is supplied by a natural spring (shared by three homes) and features geothermal heating and a septic tank, combining sustainability with Alpine luxury.

A rare opportunity to own an authentic and meticulously restored Alpine retreat, perfect as a luxurious mountain home or an exclusive investment property.

For more information or to arrange a private viewing, contact us today.

### Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 7                   |
| Badkamers:                  | 4                   |
| Afgewerkte vierkante meter: | 245 m <sup>2</sup>  |
| Lot Afmeting:               | 2540 m <sup>2</sup> |

### Room details

|              |    |
|--------------|----|
| Total rooms: | 10 |
|--------------|----|

### Building details

|          |    |
|----------|----|
| Parking: | Ja |
|----------|----|

### Lease terms

Date Available:

### Additionele informatie

|              |                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Website URL: | <a href="http://www.arkadia.com/SEQD-T27132/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T27132/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | hh-15733003 |
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# IMLIX

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<https://www.imlix.com/nl/>

