



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 1,142,115.3

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Annecy
Postcode:	74450
Geplaatst:	27-02-2026

Omschrijving:

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.

Algemeen

Afgewerkte vierkante meter: 357 m²
Lot Afmeting: 1133 m²

Room details

Total rooms: 5

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: hh-16086639

