



## 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 1,652,662.01

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Annecy
Postcode:	74230
Geplaatst:	24-04-2026

### Omschrijving:

Renovated 19th-Century Alpine Farmhouse with Breathtaking Views – Near Annecy & Ski Slopes

Nestled in an exceptional natural setting, this meticulously renovated 19th-century farmhouse offers an authentic yet luxurious Alpine retreat.

With unobstructed panoramic views of Aiguille, Mont-Charvin, and Sullens, this south-facing property seamlessly blends traditional charm with contemporary comfort.

### A Prestigious Mountain Property

Recently renovated (2024-2025) with high-end materials, this farmhouse has been thoughtfully designed to provide warmth, elegance, and modern amenities across multiple levels:

- Garden Level: Dedicated ski/bike room and cellar, a 51 m<sup>2</sup> garage, and a private spa area featuring a jacuzzi, sauna, and shower—ideal for après-ski relaxation.
- Ground Floor: A welcoming entrance leads to a fully equipped kitchen, a dining area opening onto a balcony with stunning views, a cosy living room with a fireplace, a pantry, a laundry room, a guest toilet, and access to a 29 m<sup>2</sup> terrace.

An independent mazot (traditional Alpine outbuilding) has been converted into an additional bedroom.



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- First Floor: Three en-suite bedrooms, each with a private shower or bathtub, a separate toilet, and access to a balcony overlooking the mountains.

- Second Floor: A spacious dormitory accommodating at least three guests, complete with a shower room and WC—perfect for family and friends.

### Exclusive Features & Unmatched Location

- Carport with two parking spaces
- 570 m<sup>2</sup> of private land
- Ski access within 9 minutes
- 35 minutes from Annecy & its iconic lake
- 60 minutes from Geneva Airport, offering seamless international connectivity

This rare opportunity presents the perfect balance between Alpine authenticity and modern comfort, making it an exceptional investment for mountain lovers and luxury real estate enthusiasts.

Contact us today for a private viewing of this prestigious Alpine property.

### Algemeen

Slaapkamers:	5
Badkamers:	4
Afgewerkte vierkante meter:	220 m <sup>2</sup>
Lot Afmeting:	570 m <sup>2</sup>

### Room details

Total rooms:	8
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### Building details

Parking:	Ja
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### Lease terms

Date Available:

### Additionele informatie

Website URL:	<a href="http://www.arkadia.com/SEQD-T27087/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T27087/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### Contact information

IMLIX ID:	hh-15727252
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