



Excellent 6 Bed Home With Sitting Tennant for Sale in Sewen Alsace France



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17 Grand'Rue
Sewen
Alsace
68290
France

Prime Investment Opportunity: 6-Bedroom Mountain Home in Sewen, Alsace

This exceptional six-bedroom detached home offers a rare investment opportunity in the picturesque village of Sewen, situated in the heart of the Alsace mountain region of France. Sold with a sitting tenant, this substantial two-story residence combines immediate rental yields with significant long-term potential. Nestled as the very last village before reaching the famous Ballon d'Alsace, the property enjoys an enviable position surrounded by dense pine forests, pristine alpine trails, and stunning natural scenery, making it a compelling choice for investors seeking a high-yield asset in a prime tourist destination.



The residence occupies a perfectly positioned plot designed to capture both maximum natural sunlight and peaceful forest views. The front of the home faces south onto the main road leading directly up to the mountain summit, while the rear faces north, backing directly onto a tranquil forest canopy. Ample off-street parking is situated at the front, featuring paved tarmac space for two vehicles and a large lawn area capable of accommodating four additional cars, complete with direct vehicle access to the rear garden if desired.

Spacious Interior Layout and Living Accommodation

The interior of the house offers a flexible, expansive layout distributed across two main residential floors plus a large converted attic space, all equipped with energy-efficient double-glazed windows throughout.

The ground floor serves as the central hub of the home. Visitors are welcomed into a large entrance hall complete with a focal fireplace that provides warmth throughout the main living areas. This level features a spacious living room, a separate formal dining room, and a fully equipped kitchen with an adjoining pantry for extra food storage. A compact downstairs bathroom includes a toilet and shower unit, alongside the home's hot water boiler system, which was newly installed at the end of 2025. Additionally, the entrance ceiling was completely redone in the summer of 2024. From the kitchen, a back door leads out to a covered dining terrace overlooking the sprawling rear garden, which features dramatic granite rock outcrops set against the forested backdrop.

Upper Level Bedroom Suites and Attic Studio

The upper levels of the home underwent comprehensive renovation in July and August 2024, providing modern living standards while preserving mountain charm.

The first floor houses five generously sized bedrooms, ideal for a large family or multi-occupancy layout. One of the bedrooms retains a historic feature fireplace, which can be easily re-commissioned by reopening the existing chimney stack. Servicing this floor is a luxury master bathroom with an adjoining toilet, featuring an oversized Italian-style walk-in overhead shower and a deep double bathtub positioned to offer soothing, unobstructed views of the forested back garden.

The top floor (second floor) has been converted into an impressive studio-style open space, fully insulated overhead during the 2024 renovations. This light-filled level works exceptionally well as a master suite, home office, or hobby area. It also includes separate, closed-off under-eaves storage rooms running along the perimeter of the roofline.

Expansive Storage, Garages, and Expansion Potential

Practicality and storage capacity are key highlights of this property. The house features two large, single-wide garages that run the full depth from the front to the rear of the building, easily accommodating three vehicles. Above these garages and the upstairs bathroom lie three large overhead storage lofts, providing exceptional scope for future residential extensions if additional living space is desired.



A dedicated storage room adjacent to the front entrance offers convenience for storing firewood or mountain bikes. Furthermore, a subterranean cellar accessible from the side of the building sits directly beneath the main dining room, providing ideal conditions for wine storage or workshop space.

Unrivaled Alpine Location and Lifestyle Amenities

Sewen offers an outdoor lifestyle throughout the year, making it a sought-after destination for seasonal visitors and permanent residents alike. Two popular ski stations serve the immediate area: one located directly at the Ballon d'Alsace summit, and another just ten minutes down the mountain, which converts into a downhill mountain biking park during the summer months.

Just ten minutes up the road sits the stunning Lac d'Alfeld, a famous glacial lake known for its crystal-clear waters and hiking circuits. Numerous scenic walking trails begin right at the doorstep of the house, winding up through the mountain forests and down into the valley floor.

Despite its secluded alpine setting, local conveniences are exceptionally accessible. The village itself hosts a charming hotel-restaurant, while major shops, supermarkets, and essential services are located just a ten-minute drive away. Cyclists can reach nearby shopping centers in under 30 minutes via a dedicated, off-road cycle path that winds through quiet woodlands and open countryside.

For broader regional travel, major commercial hubs such as Mulhouse—famous for its world-renowned automobile and train museums—are located within a 40-minute drive. International travel is exceptionally convenient, with EuroAirport Basel-Mulhouse-Freiburg located just one hour away. As the world's only tri-national airport serving France, Germany, and Switzerland, it offers daily connections across Europe, securing long-term appeal for international tenants and buyers alike.

ABOUT THE AREA

Nestled at the far western end of the Doller Valley in the Grand Est region of northeastern France, Sewen is a picturesque village in the historic region of Alsace. Tucked away at the foot of the Vosges Mountains, this serene commune lies near the iconic Ballon d'Alsace, making it a natural haven for travelers seeking pristine landscapes, tranquil mountain scenery, and outdoor recreation.

Sewen is renowned for its lush natural surroundings, featuring verdant forests, alpine hiking trails, and two glacial lakes, Lac de Sewen and Lac d'Alfeld. Lac de Sewen is particularly notable for its rare floating bog and protected ecosystem, while the larger Lac d'Alfeld, nestled higher up the valley, offers scenic views, walking paths, and aquatic activities during the warmer months.

The village embodies classic Alsatian mountain charm, defined by traditional architecture, local culinary specialties, and a relaxed, slow-paced lifestyle. Its proximity to mountain passes makes it a popular stop for hikers, cyclists, and nature enthusiasts exploring the Regional Natural Park of the Ballons des Vosges throughout the spring and summer, as well as snow sports enthusiasts during the winter.

For air travel, the nearest commercial airport is EuroAirport Basel-Mulhouse-Freiburg (BSL/MLH), located roughly 50 to 55 kilometers (about 30 to 35 miles) southeast of Sewen. Situated right on the



border region between France, Switzerland, and Germany, the airport provides convenient regional and international access, usually under an hour's drive from the village.

MAiN FEATURES:

- * 210m2 of living space
- * 8900m2 plot
- * 6 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: да

Общие

Спальни:	6
Ванные комнаты:	2
Готовые кв.м.:	210 кв м
Площадь участка:	89000 кв м

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.000.972

