



Authentic farmhouse to renovate at Col de l'Encrenaz

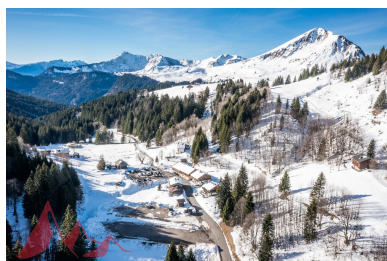
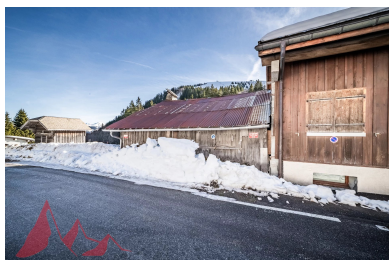
Price : 195 000 €

Reference 4154

**La Côte-d'Arbroz
Chalet
Floors 2**

Description

Authentic farmhouse to renovate at Col de l'Encrenaz An unspoilt setting at the foot of the slopes. Nestled in an exceptional, unspoilt setting, discover this semi-detached farmhouse steeped in history. It's a veritable blank slate. With a floor area of around 110 m², the potential is immense and surrounded by a protected natural area. The Col de l'Encrenaz is a popular spot for its sunshine and close proximity to nature (ski slope and chairlift just a few meters from the chalet, hiking, ski touring and snowshoeing trails right outside the door). You'll enjoy absolute peace and quiet, while remaining at the foot of the slopes and accessible all year round by car. The project requires complete renovation, and is aimed at enthusiasts ready to breathe new life into this heritage property. Structural work, roofing, insulation and interior fittings need to be created. A unique opportunity to create a jewel of a property in a postcard setting. for more information, contact us at contact@morzine-immo.com
Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>



Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise

(2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.

(3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.

(4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.