



Traditional Savoyard Farmhouse with Exceptional Renovation Potential – Les Gets

Price : 430 000 €

Reference 4220

**Les Gets
Chalet**

Description

A rare opportunity to create a substantial family chalet in one of the most peaceful settings in Les Gets. There are very few traditional Savoyard farmhouses of this size and character still available for renovation in Les Gets. This property offers the opportunity to take an original Alpine building and transform it into a beautiful family chalet, whilst retaining the features that make these old farmhouses so appealing. The farmhouse is situated in a quiet hamlet, surrounded by woodland and with agricultural land behind. It is a wonderfully peaceful location, yet just a few minutes' drive from the centre of Les Gets, the ski lifts and village amenities. There is also a ski bus stop nearby. Just a short distance away is the renowned Ferme de Moudon, famously featured on Channel 4's Grand Designs Abroad. Its remarkable transformation from a traditional Savoyard farmhouse into one of the Alps' most celebrated luxury chalets demonstrates just what can be achieved with these wonderful old buildings. It is a particularly fitting neighbour and a great source of inspiration for anyone considering a renovation of this

nature. The property forms the end section of a traditional farmhouse building and benefits from the largest private garden, together with its own original mazot. With approximately 340m² of potential habitable space, there is considerable scope to create a substantial 5 or 6-bedroom chalet, comfortably accommodating 12 to 14 people, subject to the necessary planning approvals. One of the most attractive features of the property is its traditional architecture. The original covered terrace remains in place, and together with the original timber features, this provides the basis for a particularly attractive exterior, retaining the character of the original building. Internally, the property is effectively a shell, giving a purchaser the freedom to design the accommodation to suit their own requirements. Whether the intention is to create a large family home or a second home for entertaining friends and family, the space provides considerable flexibility. Planning and Renovation Potential The property is located in a Natural (N) Zone under the current PLUi-H, within an area of architectural heritage interest. Renovation and conversion of the existing building are possible, subject to approval from the relevant planning authorities and the Urban Planning Commission. Any proposed works would need to respect the traditional architectural character of the property and obtain the necessary permissions. A new septic system will also need to be installed as part of the renovation. Our View For someone looking to create their own chalet in Les Gets, this is a particularly interesting opportunity. The combination of an original Savoyard farmhouse, a generous private garden, a traditional mazot and a peaceful setting is increasingly difficult to find. The nearby Ferme de Moudon is a wonderful example of how these traditional buildings can be transformed, combining their original Alpine character with contemporary comfort and design. There is clearly a substantial renovation project involved, but the potential to create a beautiful family chalet, designed entirely around your own requirements, is what makes this property so appealing. Information on the risks to which this property is exposed is available at 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	

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