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# Ferme La Perire

**Essert Romand, St Jean d'Aulps & Vallée, Portes Du Soleil**

**1 295 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	1 295 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	10/08/2016
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	325 m²
<b>Land area</b>	4727 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	394.00 €uros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	C (20)
<b>Agency fees</b>	Paid by the seller

## Property Description

If you are looking for a luxury lifestyle and sophisticated seclusion, then you need look no further. Ferme la Perire offers class, comfort and contemporary cool. Set in expansive grounds of over 4000m2, this magnificent renovation will surely impress.

Entering the property by the first-floor entrance, you will be utterly wowed by the open plan living space. Contemporary clean lines combine with the exposed beams and state-of-the-art lighting to show off the origins of this classy home to its best advantage. The space is successfully both light and airy, as well as cosy and welcoming, an ambiance often difficult to perfect.

This floor is totally open plan, and the over-sized floorboards stretch the space out and bring the outdoors in via the glazed double-height gable end. Divided into separate zones by clever use of furniture, you can cook up a storm in the ultra-modern kitchen, enjoy an intimate supper with friends around the striking dining table, or cosy up with the family around the wood-burning stove. A sophisticated lighting system also allows you to set the ambiance for every occasion.

Overlooking this spectacular space, a mezzanine floor housing a double bedroom with smart en-suite allows you to take in your luxurious surroundings at your leisure.

A neat laundry room and stylish cloakroom mean the practical necessities are discreetly close to hand.

On the ground floor, three bright and spacious double bedrooms provide plenty of room for friends and family to make themselves at home. The family bathroom has both contemporary tiled shower and luxury tub for soaking away sore muscles.

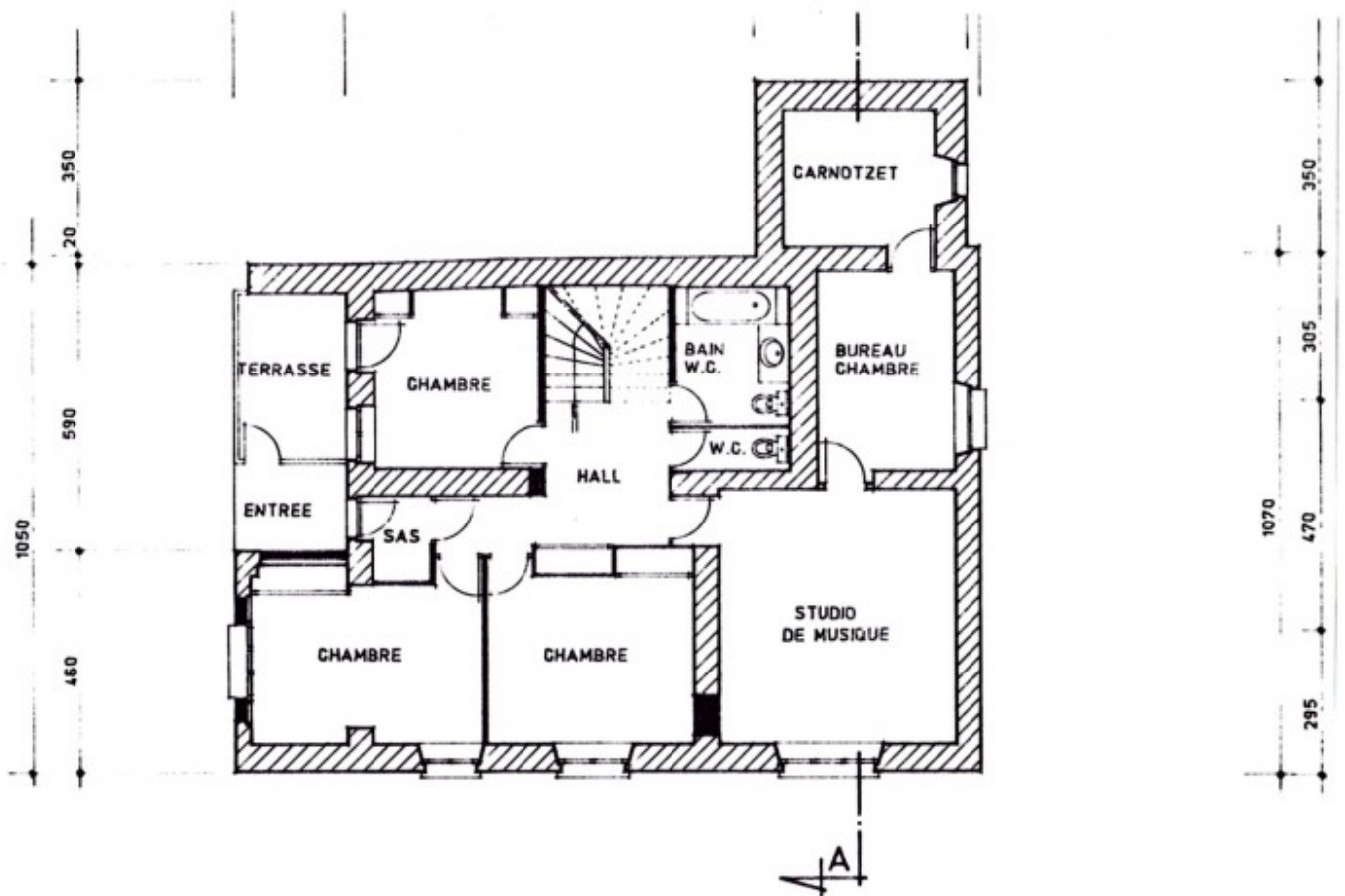
A fourth double bedroom is set up as a games room, with adjacent office (with kitchenette) and separate snug. If you have no need of the office/studio space, a bedroom suite with private bathroom and dressing room would be a clever way to use the space.

Outside, the large south-facing deck is the perfect spot for an al-fresco lunch in summer or a soak under the stars

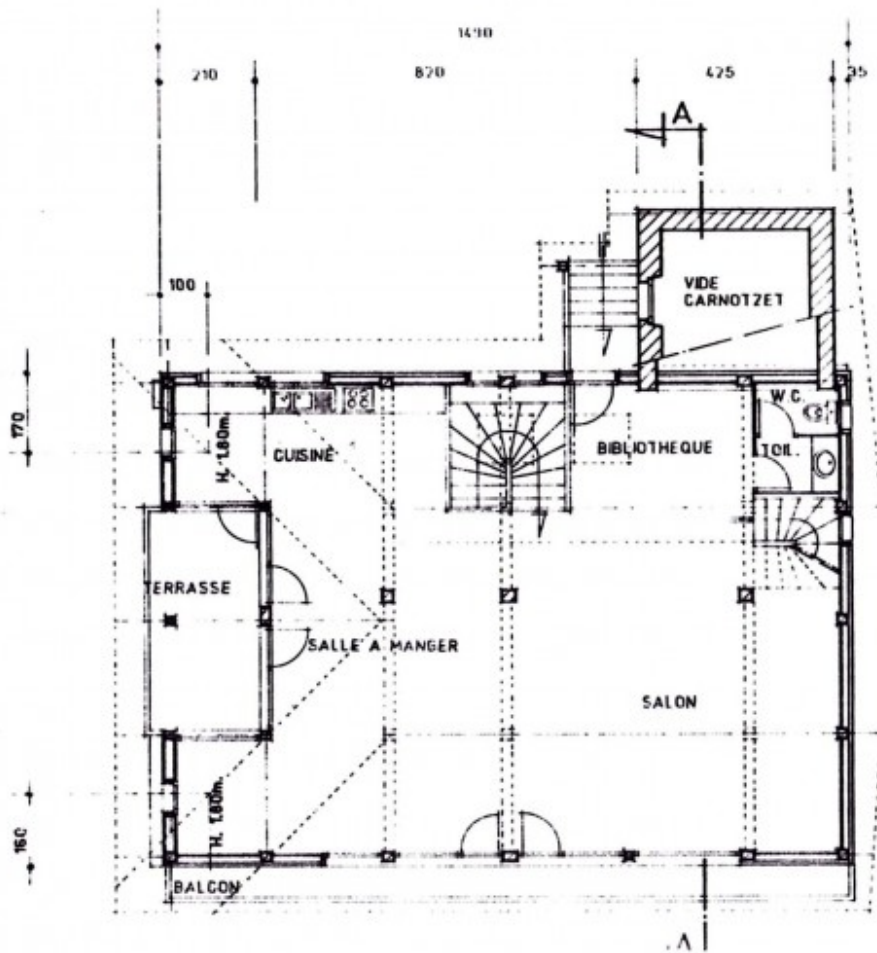
in the winter - it would be just the place for a hot tub! The terraced garden is easy to maintain, with the majority of the land being open meadow allowing uninterrupted views.

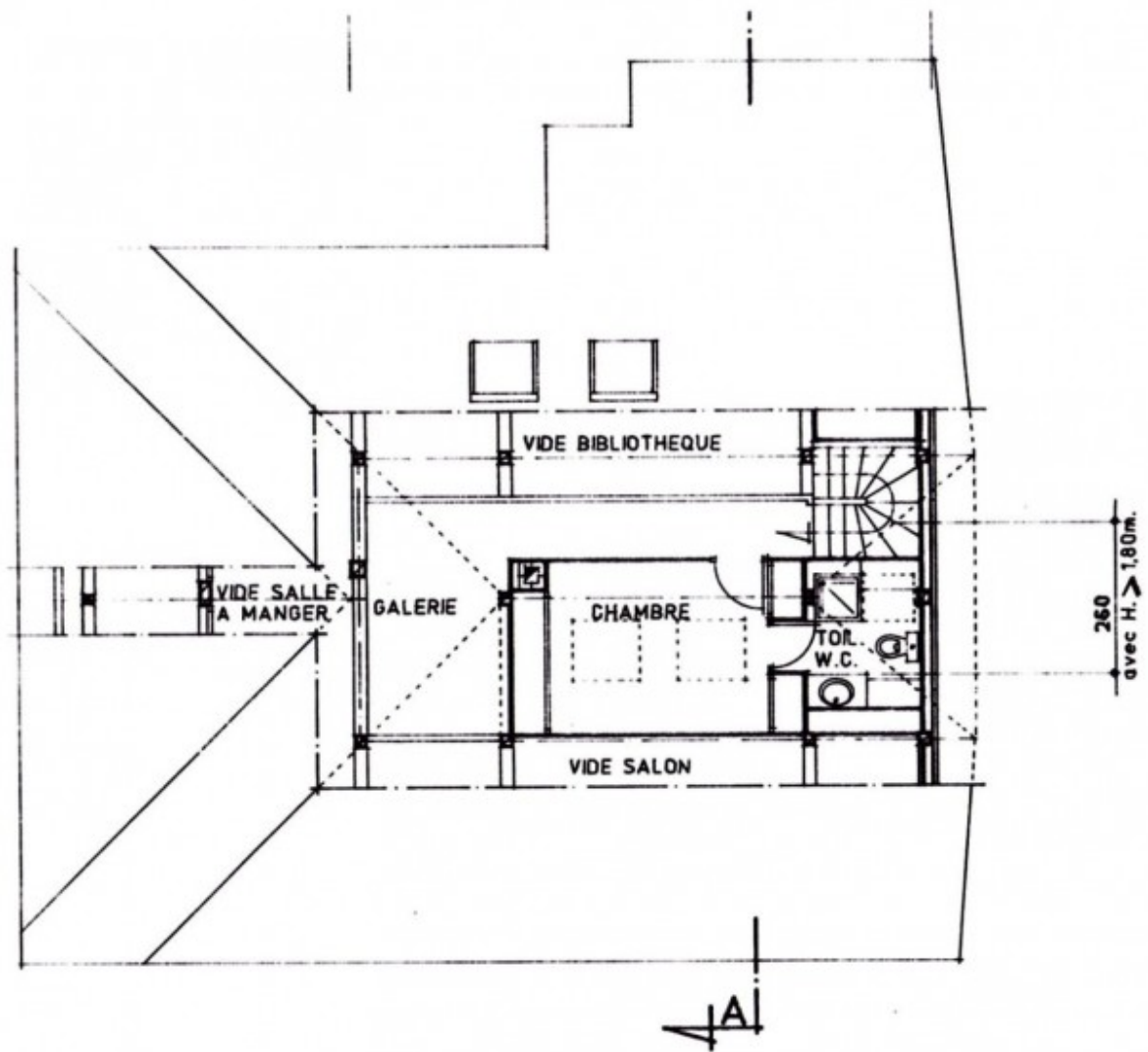
The farmhouse is approached via a private drive, and leads to a parking area for 2 cars. This area would be suitable for a double garage. There is further parking available in front of the property. A glazed veranda with access adjacent to the parking area serves as a handy space for depositing skis and boots before entering the property.

Ferme la Perire is situated 5 minutes from Morzine, with access to all sectors of the Portes du Soleil skiing domain, as well as all the shops, bars and restaurants of this lively resort. Mt Chery (Les Gets) is 10 minutes away, and Ardent with its rapid access to the Swiss sectors and Chatel is 15 minutes away. There is a bar restaurant just a couple of minutes' walk away, and a large supermarket and petrol station approx. 1.5km from the property.



PLAN DU REZ DE CHAUSSEE





PLAN DE LA GALERIE























