

[Click to view MFH-ALPSD18956](#)

## 5 bed House for sale in Haute-Savoie

**La Baume** , **Haute-Savoie** , **Auvergne-Rhône-Alpes**



**€745,000**

inc. of agency fees

5 Beds   1 Baths   260 sqm   0.14 ha

Exceptional For lovers of calm, looking for a magnificent view and sunshine all day, this house with 5 bedrooms and 4 bathrooms located in the hamlet of Nicodex is for you Halfway between the ski...

### At a Glance

<b>Reference</b>	MFH-ALPSD18956	<b>Near to</b>	La Baume	<b>Price</b>	€745,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	260 sqm
<b>Land</b>	0.14 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Exceptional For lovers of calm, looking for a magnificent view and sunshine all day, this house with 5 bedrooms and 4 bathrooms located in the hamlet of Nicodex is for you

Halfway between the ski resorts of St Jean d'Aulps-Roc d'Enfer, Morzine, Avoriaz or Les Gets and the towns of Thonon-Les-Bains or Evian on the shores of Lake Geneva, this residence has a East-South-West exposure and a beautiful view of the surrounding mountains.

Thanks to its many openings, this building has more than 9 hours of natural light per day (see certificate).

Beautiful spaces are available to you with its many rooms and its high ceilings. You will find the charm and cachet of yesteryear of the old farmhouse, which has been completely renovated with taste and quality.

The house is composed as follows:

On the ground floor :

- A living room that can be transformed into a studio/bedroom, with built-in cupboard
- A bathroom with shower and toilet
- A garage for one car

On the garden floor:

- An entrance hall with built-in cupboards
- A laundry room
- A separate toilet
- 3 bedrooms, 2 of which have fitted wardrobes
- 2 bathrooms, one with access only from a bedroom
- An equipped kitchen with access to the terrace, and with a wood-burning gas stove
- A cave

Upstairs :

- A living/dining room area with high ceilings, fireplace, built-in cupboard and access to a balcony and a terrace
- An office that can be transformed into a bedroom, with access to a balcony
- A bedroom en suite with dressing area, bathroom with shower, bath, handbasin and toilet

At the last level:

- A mezzanine with sleeping area and built-in cupboard

In appendices:

- 3 covered parking spaces on the shelter

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€745,000

Key Information

Year Built:	1860
Internal Area:	260 sqm
Land Area:	0.14 ha

Location: Auvergne-Rhône-Alpes



## Gallery









## Certificat de Luminosité



Séjour - 90 m<sup>2</sup>  
Maison - RDC



8 fenêtres  
16,1 m<sup>2</sup> de surface



5 orientations :  
SO, S, NE, N et NO

### Luminosité naturelle par jour

Printemps



Été



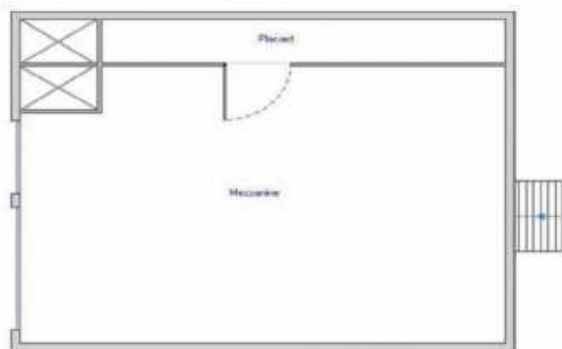
Automne



Hiver



Soit 09h10 en moyenne sur l'année



Informations données à titre indicatif



Informations données à titre indicatif



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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