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Chalet Adelrose

Le Petit Bornand Les Glières, Le Petit Bornand, Aravis

410 500 Euros



Contact

Contact **Pernille Porte** about this property.

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Key Features

| | |
|---------------------------------|------------------------------|
| Price | 410 500 Euros |
| Status | SOLD |
| Last updated | 07/09/2011 |
| Area | Aravis |
| Location | Le Petit Bornand |
| Village | Le Petit Bornand Les Glières |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Floor area | 134 m ² |
| Land area | 1126 m ² |
| Detached | Yes |
| Chimney | Wood burning stove |
| Nearest skiing | 13 km |
| Garden | Yes |
| Garage | Double |
| Drainage | Septic tank |
| Energy efficiency rating | D (191) |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Chalet Adelrose was constructed by a local artisan and finished in 2009. This means it will attract reduced notaire's fees and stamp duty (about 2.5%). Situated on the sunny side of the valley in a quiet hamlet about 20 minutes drive from the skiing at Le Grand-Bornand and La Clusaz.

With 4 bedrooms and 3 bathrooms the layout consists of:

Lower ground: A large double depth garage, laundry room, cave, shower room with WC, entrance.

Upper ground: Open plan American style kitchen with dining room and wood burning stove and open plan living area, this large room is fronted by sliding doors which open onto the SW facing balcony which runs around two sides of this chalet.

First floor: 4 bedrooms, 1 shower room, 1 bathroom, separate WC

Externally there is small garden and lots of sloping land, some of which has been prepared for planting. Currently very little maintenance is required. There is a driveway and turning/parking area adjacent to the house.

The drains are connected to a new septic tank and the heating is fuelled by a combination of electric and wood.





























