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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Terre et Ciel

Bernex, Châtel & Vallée, Portes Du Soleil

595 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

Price	595 000 Euros
Status	SOLD
Last updated	11/11/2013
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Bernex
Bedrooms	5
Bathrooms	2
Floor area	160 m²
Land area	800 m²
Detached	Yes
Chimney	Open fire
Nearest skiing	1 km
Nearest shops	1 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Annual Taxes (est)	2 300 Euros
Energy efficiency rating	E (280)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

The small ski area of Bernex is beautifully positioned on a mountainside overlooking Lake Geneva, the people who holiday in this area appreciate the benefits of good skiing in the winter and in summer mountain trails, cycling and swimming. Bernex is dominated by the iconic Dent d'Oche.

With ready access to Switzerland (Montreux 30 mins, Geneva 1 hour) and the the lakeside towns of Thonon and Evian (15 mins), Bernex is proving increasingly popular with commuters. This ensures the benefits of having a year round permanent population as well as attracting purchasers of holiday homes. . Property prices are more competitive than those in the established resorts further south. Excellent shops in Thonon and Evian are an added bonus.

Geneva airport, a hub for easyJet, is less than one hour drive and the more famous ski areas of the Portes du Soleil (Chatel is 25 minutes drive) and Verbier (about an hour's drive) are within easy reach.

The town of Bernex is at about 1000m of altitude. Due to its position on the most northerly of the alps it receives good snowfalls when the weather comes from the north.

This chalet is perched at 1100m on a south facing hill overlooking Bernex. It consists of:

Lower ground floor: large bedroom with door to bathroom, 2 further bedrooms (one currently used as a second living room, and one used as an office), plenty of extra storage, spacious entrance hall

Ground floor: an open plan living/dining/kitchen area with fireplace, conservatory created on the balcony, toilet with hand basin, utility room

First floor: mezzanine area, two large bedrooms, family bathroom

Outside: beautiful landscaped gardens, large double garage, mazot which is currently used as small gym/more storage

This chalet was constructed in 2003 by Dutruel, the well respected local builders. On the lower two floors it has electric under floor heating. There are also wall mounted electrical radiators and an immersion type hot water system











