



alpine-property

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 Swiss

Allinges, Collines du Léman, Bords du Léman

5 985 000 €uros



Contact

Contact **Jean-Christophe Skiera** about this property.

Tel: +33 6 08 46 86 86

Email: jc@alpine-property.com

Key Features

Price	5 985 000 €uros
Status	SOLD
Last updated	07/01/2015
Area	Bords du Léman
Location	Collines du Léman
Village	Allinges
Bedrooms	4
Bathrooms	3
Floor area	170 m²
Land area	570 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Open fire
Nearest skiing	600 m
Nearest shops	450 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Annual Taxes (est)	2 624 €uros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	D (191)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A stunning property which has been completely renovated with taste and quality materials, located on a quiet road overlooking St Gervais village and ski area as well as the Aravis mountain range.

Built at the turn of the 19th century, this property was commissioned for bourgeois Swiss families coming to St Gervais to use the renowned thermal baths.

The recent renovation has successfully combined clean lines with the authentic character of the chalet to give a successful blend of modern and old. Overall the chalet is extremely light and airy, thanks to the period windows and high ceilings. Floors are original wooden parquets and there is a lovely wooden staircase to the top level.

The entrance of the chalet includes a charming covered balcony from which to sit and enjoy the Mont Joly and garden.

The hallway leads into the spacious lounge area with panoramic views, central fireplace and access to the front balcony. Adjoining the lounge and equally with balcony access, is the master bedroom with open plan bath and sink. A good sized kitchen and dining room along with a separate WC completes this floor.

The top floor includes a further 3 good sized bedrooms with wooden parquet flooring and high ceilings and tall windows. Bedroom 2 has an ensuite shower room with sink and WC and the two other bedrooms share a spacious family bathroom.

The basement level of the chalet could be further developed into liveable space as there are windows and it can be accessed via a granite staircase from the main living space. Currently it is organised as a washing facility room with boiler, Cave, storage areas and large double garage, but it presents many options.

Although in a tranquil setting, it is but a short stroll to the heart of the village, and with the new St Gervais bridge, getting to the lifts is quick and easy.

During the renovation, the roof has recently been redone as well as some of the wall insulation.

The property is covered by the copropriété rules.



