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# Maison Le Plan

**Chevenoz, Pays de Gavot, Bords du Léman**

**395 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	30/08/2013
<b>Area</b>	Bords du Léman
<b>Location</b>	Pays de Gavot
<b>Village</b>	Chevenoz
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	180 m²
<b>Land area</b>	1343 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	6 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	663.00 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Maison Le Plan is a beautiful property in a stunning location midway between the skiing of the Portes du Soleil, and Lake Geneva.

The house itself wouldn't be out of place in Provence or on the Mediterranean, but the stunning view of the mountains proves it is quite clearly in the Alps.

The property itself is arranged over two floors and comprises;

On the first floor:

Spacious a light open plan living/dining room with central feature fireplace

Separate kitchen

3 bedrooms

Bathroom

On the ground floor:

Large second living area

Bedroom

Laundry room

Bathroom/separate WC

Spacious entrance hall

Boiler room

Garage

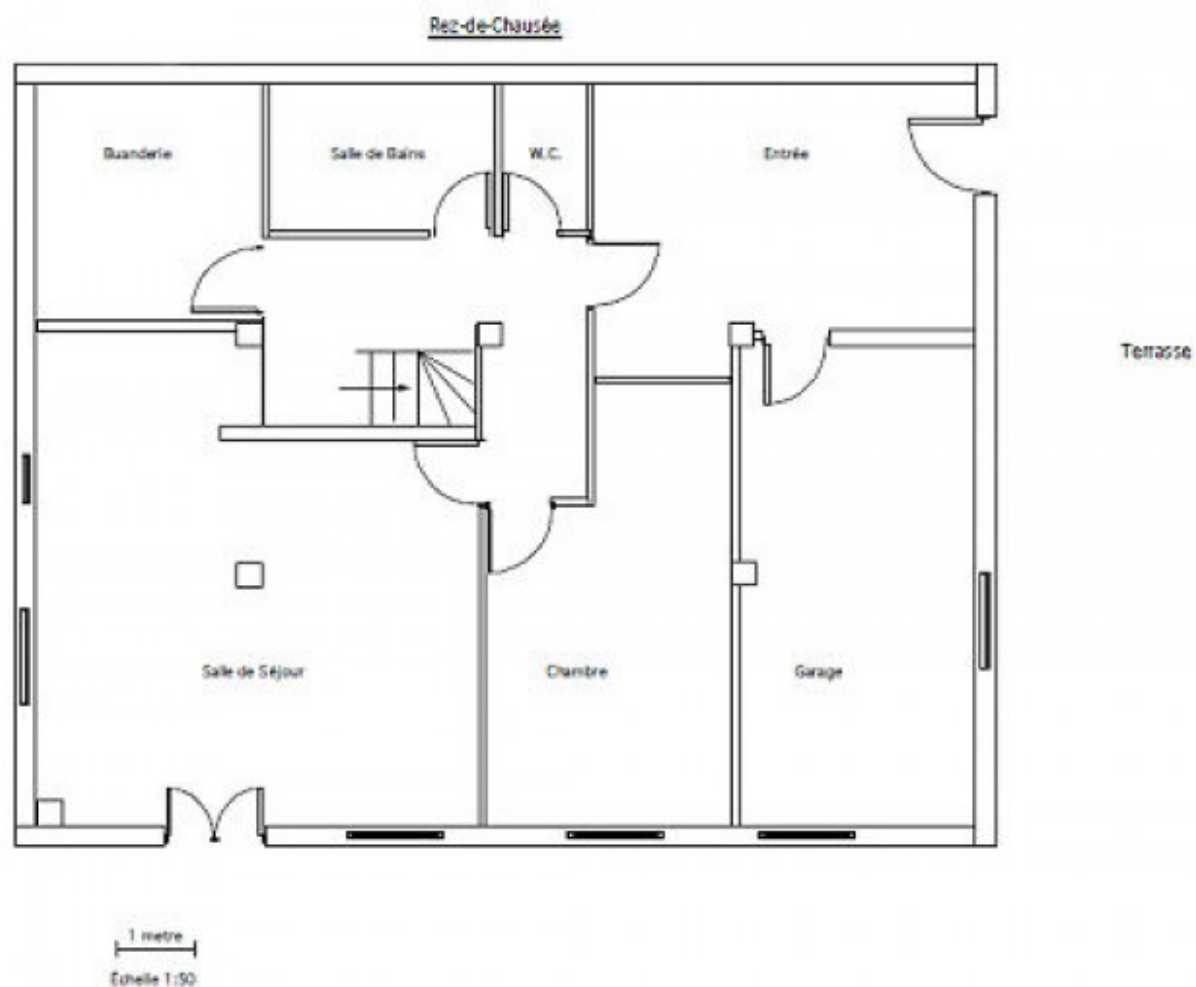
Outside:

Outside the property has a large sunny south facing garden filled with mature plants and fruit trees. To the side of the property is a picturesque terrace area covered in vines.

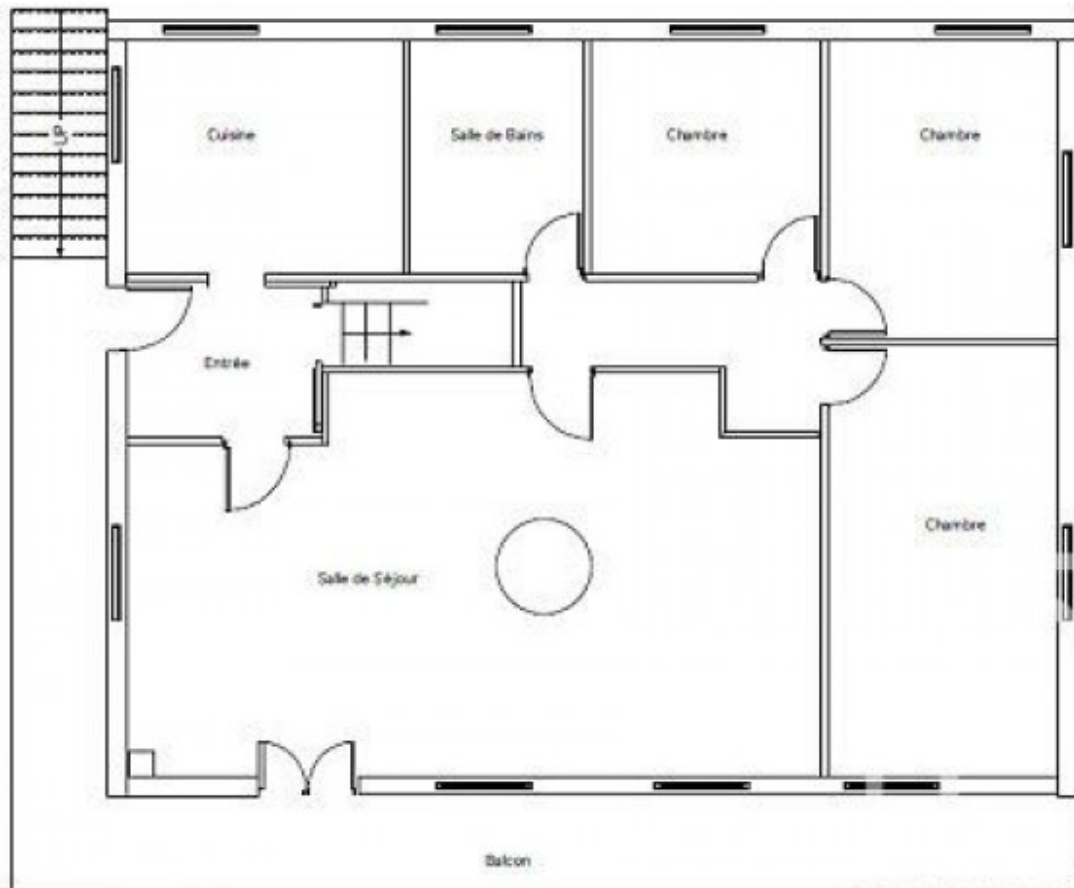
There is ample parking to rear of the property.

Other information

There is plumbing in the second living area to put in a small kitchen. This could create a separate downstairs apartment if required. There is also an attic space currently used for storage.



Premier Étage



1 mètre  
Echelle 1:50



















