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Chalet La Forge

Le Petit Bornand Les Glières, Le Petit Bornand, Aravis

300 000 €uros



Contact

Contact **Pernille Porte** about this property.

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Key Features

Price	300 000 Euros
Status	SOLD
Last updated	28/10/2014
Area	Aravis
Location	Le Petit Bornand
Village	Le Petit Bornand Les Glières
Bedrooms	5
Bathrooms	4
Floor area	200 m ²
Land area	1781 m ²
Detached	Yes
Chimney	Open fire
Nearest skiing	10 km
Nearest shops	200 m
Garden	Yes
Taxe foncière	809.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

In the centre of Le Petit Bornand, this stone house is set back from the road and enjoys an idyllic location with a large garden with a stream, a vegetable patch and a chicken house. The land has total a surface area of 1781m². The house itself is in need of total renovation of the interior and it would be possible to either recreate a single dwelling with a floor area of 200m², or to keep the current layout of 2 separate apartments.

The property currently comprises:

The original forge on the lower ground level, with a floor area of 60m². This area is currently used as an entertaining area for family gatherings and has an impressive stone fireplace and kitchen area. Also on this level is a workshop of 15m² plus a large courtyard used for car parking.

The ground floor houses the first of the two independent apartments. Apartment 1 has a living room with dining area, kitchen, 2 bedrooms, 2 shower rooms, 2 WCs, utility room and cellar. This level is in need of total renovation.

Apartment 2, on the first floor, comprises: large entrance hall, living room with kitchen and dining area, 2 bedrooms, one further bedroom with dressing room, 2 shower rooms, 2 WCs and a utility room. This floor is currently lived in but it is also in need of some modernisation (including improvement of the insulation) and redecoration.

The house was built in 1881. It is in a secluded position, yet close to the village centre with all it's local amenities and village life. There is a good range of mountain activities on offer, both in the summer and the wintertime. The larger resort villages of Le Grand Bornand and La Clusaz are 15 minutes away and Annecy and Geneva are both approx. 40 minutes away.























