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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

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## Appt. Les Habères 2

**Habère Poche, Vallée Verte, Alpes du Léman**

**62 500 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	62 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/10/2015
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Verte
<b>Village</b>	Habère Poche
<b>Bathrooms</b>	1
<b>Floor area</b>	20 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	200 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	250.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This is a studio apartment in excellent condition, situated in the ground floor of a well-maintained residence close to the ski slopes and village of Habère-Poche. Slightly larger than most, the studio has a light spacious feel. It has never been used for rental, the only use has been with the existing owners who bought it from new for their holidays. It is being sold fully furnished.

In the entrance is a 'coin montagne' with a bunk bed and further concealed mattress, built in cupboard, a separate WC and shower/bathroom. The main room has a fitted kitchenette and an east facing terrace opening onto the building grounds. Parking is free and there is a ski locker on the ground floor.

The residence is extremely well maintained and copropriété costs are low. The development was built in the 1990's and is situated just 200m from the village centre of Habère-Poche with its bar/restaurants and shops. It is ideally placed in the heart of la Vallée Verte between Thonon-les-Bains (and the lake-side 19km) and the centre of Geneva (35km). The nearest ski slope (Les Habères) is 400m, a 5min walk or 2min car ride, with the ski bus an easy option. Other local ski areas are Bellevaux (5 mins) Le Massif des Brasses (15mins).

This studio could easily generate some rental income to help cover costs. A management company is already in place for holiday rentals or you are, of course, free to make your own rental arrangements.

The property is covered by the copropriété rules.

















