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# Chalet Les Closets

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

**375 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	375 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/04/2013
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Verte
<b>Village</b>	Habère Poche
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	120 m²
<b>Land area</b>	1200 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	733.00 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A pretty, traditional wooden chalet, facing full south with a delightful view down the Vallée Verte. It could be used as either a permanent residence or a holiday home and the independent apartment could be rented annually or seasonally for additional income.

The owners have vacated, so it is ready to move into immediately. The chalet was built in 1994, a new boiler and central heating was installed in 2006.

The chalet comprises:

### Ground Floor

Large double garage (heated, with window), large heated Washing room and stairs to the next floor. It also has an apartment of 50m2 with shower/WC bedroom and living room with kitchenette. French windows providing an independent entrance and giving onto the view of the valley.

### 1st floor

Front entrance, 30m2 living room, kitchen, bedroom and separate WC and shower room. Entire floor surrounded by a balcony with extended area for outside dining (South-facing with the view of the valley).

### 2nd Floor

Large mezzanine, 2 bedrooms and bathroom with WC. The mezzanine and one bedroom have a balcony.

























