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# Chalet La Couaz

**Saint Jeoire, Vallée Du Risse, Alpes du Léman**

**340 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	340 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/11/2013
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Risse
<b>Village</b>	Saint Jeoire
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	100 m <sup>2</sup>
<b>Land area</b>	1900 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	600.00 Euros
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This chalet has simply the most stunning views of Mont Blanc and Sommand. Built in 1971 it was purchased by the current owners and renovated to an extremely high standard, the owners have vacated, so it is ready to move into immediately. The living space is compact and well-thought out, there is scope for more land purchase and/or an extension. It is at the end of a cul-de-sac, so peace and quiet are guaranteed

Entrance to the property is via the garage or terrace. On the ground floor there is the garage/washroom, one bedroom (with French window), large bathroom (with bath and shower) and spiral stairs to next level. 1st floor has a living/dining area with chimney, American kitchen, separate WC and 2 bedrooms, one a split level with French windows to the back of the property. Under-floor heating is laid out in the 2 larger bedrooms. The log burner and fridge are included in the sale; the range/oven can be negotiated.

There is a cement area with a small out-building (electricity, water & drainage). The property has a Fosse Septique (septic tank), but all drainage is prepared for the eventual connection to mains drains.

This property is very well situated; the town of St Jeoire is 1.4km away with schools, commerces, restaurants and services. Skiing is easy to access at Les Brasses a 4min bus or car ride away, also Sommand/Praz de Lys 25mins away. Geneva is a 30mins drive and the A40 motorway is a 15min drive.















