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Chalet Le Vernay

Habère Poche, Vallée Verte, Alpes du Léman

325 000 €uros



Contact

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Key Features

Price	325 000 Euros
Status	SOLD
Last updated	13/12/2013
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	2
Bathrooms	2
Floor area	100 m ²
Land area	745 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Open fire
Nearest skiing	2.5 km
Nearest shops	1.5 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	636.00 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This chalet has a list of great features; a protected South-facing garden, views down the valley, open fireplace, spacious open plan living area and a studio flat. All this in a quiet residential road within strolling distance from Habère-Poche village.

Access to the property is via the games room (converted garage now with under-floor heating) or the balcony which has an external staircase. The ground floor consists of the games room which also has plumbing for a washing machine etc., stairs to the 1st floor. Also on the ground floor, the Studio has a 24m² living area and bathroom with internal and separate entrances. The middle floor has a bedroom and bathroom and a 46m² living/dining/kitchen area. This is left open to the rafters with a bedroom/mezzanine above the kitchen and bedroom. The mezzanine has plenty of floor space and extra storage with a recently added Velux window for even more light. There is a 'lean-to' shed outside ideal for storing bikes and garden tools.

The chalet was built in the 1988 and is situated just 2mins from the village centre of Habère-Poche with its bar/restaurants, shops and school. It is ideally placed in the heart of la Vallée Verte between Thonon-les-Bains (and the lake-side 18km) and the centre of Geneva (36km). The nearest ski slope (Les Habères) is 2km, a 3min car ride. Other local ski areas are Belleaux (5 mins) Le Massif des Brasses (15mins).

The studio could easily become a third large bedroom, be used as a 'granny flat' or 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.





















