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# Chalet Le Vernay

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

**325 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	325 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/12/2013
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Verte
<b>Village</b>	Habère Poche
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	100 m²
<b>Land area</b>	745 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	636.00 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 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 Bellevaux (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.

































