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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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Chalet Lanos

Saint Gervais les Bains, St Gervais, Mont Blanc

1 350 000 €uros



Contact

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Key Features

Price	1 350 000 €uros
Status	SOLD
Last updated	06/01/2017
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	5
Bathrooms	4
Floor area	300 m ²
Land area	1200 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	6.5 km
Nearest shops	6.5 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A stunning high quality 5 bedroom chalet in St Gervais' Bionnassay hamlet. Chalet Lanos is situated in a truly alpine setting with elevated views to the ski area of St Gervais, the Col de Voza ,the Aiguille de Bionnassay and the Dôme du Goûter -a 4304m high mountain which is the 3rd highest in the French Alps.

The chalet comprises the following:

Ground floor

- Spacious entrance with sink and storage. Natural stone flooring.
- Garage with electric door. Mezzanine storage area in the garage. Accessibility to the garage from the inside of the chalet as well as externally.
- Two bedrooms with ensuite bathrooms including double sink, shower, WC. Built in wardrobes. Both rooms have external access.
- Separate WC.
- Technical room housing the two 300Ltr hot water tanks that use Geothermic energy to heat.
- Sauna/Hammam room with shower, or additional storage room.

Middle floor

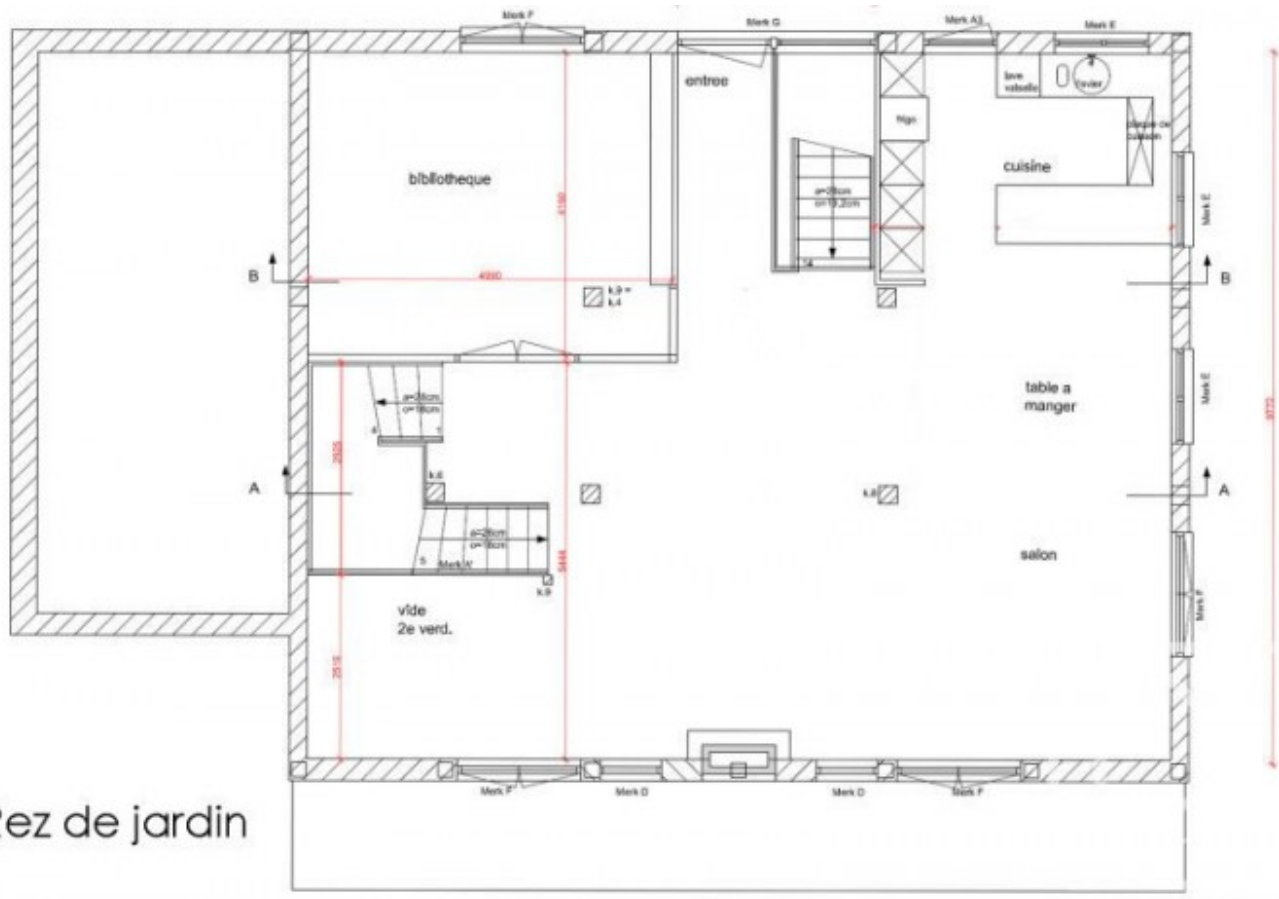
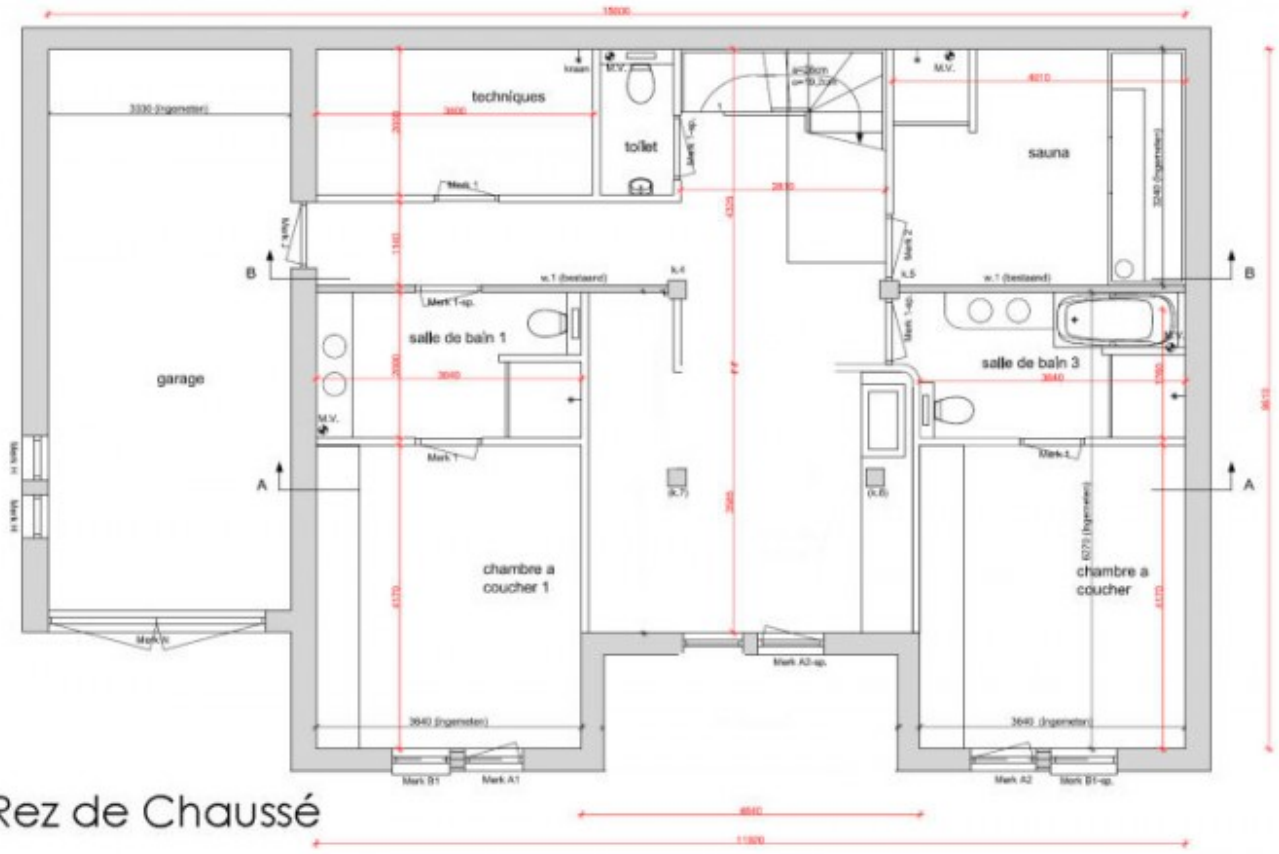
- Wrap-around balcony and access to the South facing part of the garden.
- Large living area and beautiful exposed beams. Built-in fire insert. Solid oak floors.
- Bespoke fitted kitchen with breakfast bar area. Fully equipped with induction hobs, dishwasher, wood fired oven, steam oven, combination oven, fridge freezer and polished concrete worksurface.
- 1 Bedroom which could equally serve as a library, study or TV snug.

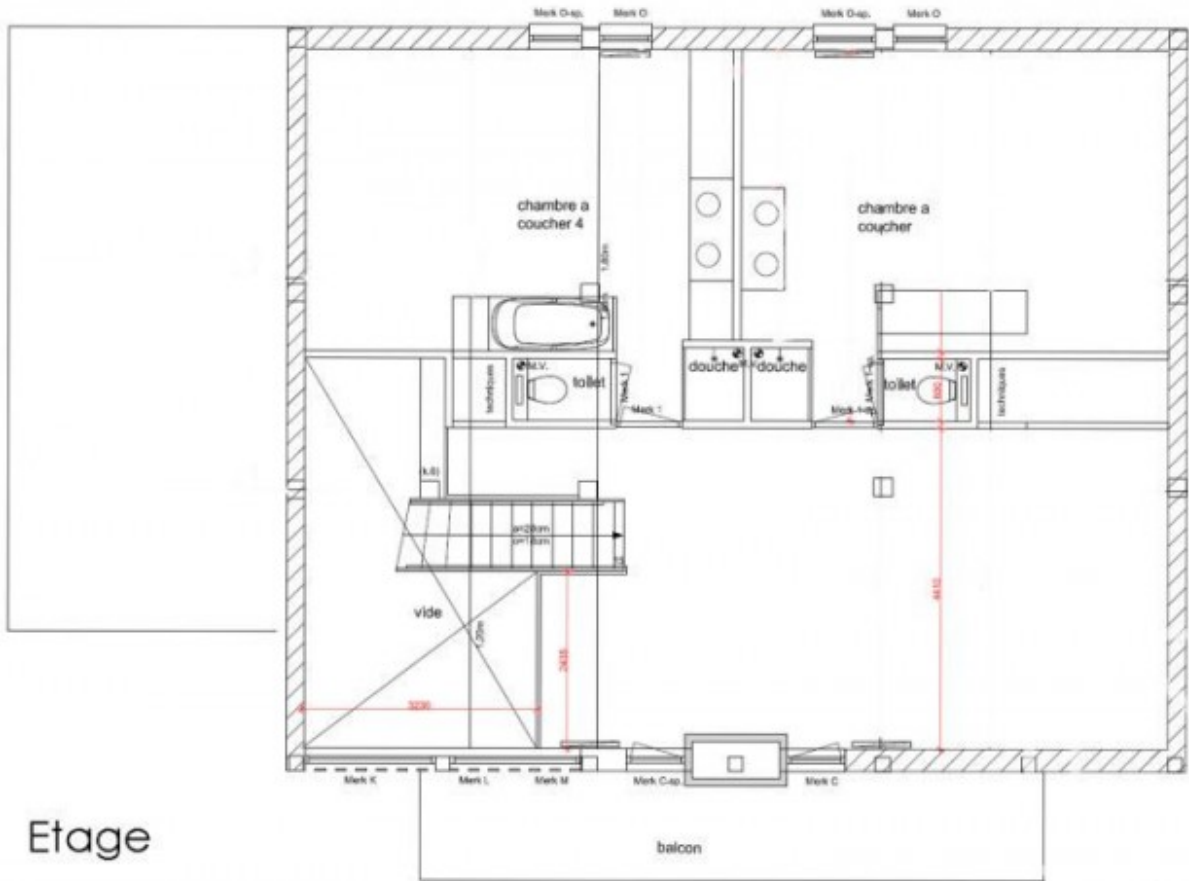
Upper level

- Mezzanine area with wood burner stove.
- Two further bedrooms with ensuite bathrooms.

There is underfloor heating on the first two levels, excellent insulation, triple glazing and geothermic heating making it a very energy efficient chalet.

The chalet itself is finished in larch with large slate tiles on the roof. The ground floor level of the chalet will be clad in stone and the exterior will benefit from a 100m² patio terrace.





Etage













