



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison Perrière

Le Petit Bornand Les Glières, Le Petit Bornand, Aravis

189 000 €uros



Contact

Contact **Pernille Porte** about this property.

Tel: +33 6 32 66 01 45

Email: pernille@alpine-property.com

Key Features

Price	189 000 Euros
Status	SOLD
Last updated	28/10/2014
Area	Aravis
Location	Le Petit Bornand
Village	Le Petit Bornand Les Glières
Bedrooms	4
Bathrooms	1
Floor area	52 m ²
Land area	1015 m ²
Detached	Yes
Chimney	Wood burning stove
Nearest skiing	10 km
Nearest shops	500 m
Garden	Yes
Garage	Double
Drainage	Septic tank
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This original 'maison de village' is situated the hamlet of Saxias, at Petit Bornand. The house has a floor area of 180m² and is in need of total renovation. It occupies a plot of land of 1015m² which also has a traditional mazot (wooden outbuilding). Behind the house is a charming, terraced garden tucked well away from the road.

The house is on 3 floors as follows:

Lower ground floor: 2 cellar rooms and a vaulted wine cellar.

Ground floor: kitchen, 2 bedrooms, bathroom, WC and a large garage/workshop which lends itself to being converted into a large dining room opening directly onto the garden.

First floor: 2 further bedrooms with balcony and a double height barn overlooking the garden which could be converted into a living room.

The separate mazot houses a bedroom with an original log burner on the main level and a double garage below. The mazot could be extended on the garden side into a workshop/studio on 2 levels.

The ski areas of La Clusaz and Le Grand Bornand are only 15 minutes away. The village of Le Petit Bornand has a small selection of shops, a new school and the surrounding mountains offer a wide range of recreational activities. Annecy and Geneva are both a 40 minute drive away.























