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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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# Les Balcons de la Tournette

**Thônes, Thônes, Aravis**

**556 500 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	556 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	10/03/2014
<b>Area</b>	Aravis
<b>Location</b>	Thônes
<b>Village</b>	Thônes
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Floor area</b>	260 m²
<b>Land area</b>	8800 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	16 km
<b>Nearest shops</b>	5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	444.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A fully renovated and operational gîte/chambre d'hôte with stunning close up views of La Tournette mountain amid Alpine peace and tranquility but only 5km from Thones, the nearest town, and 30 minutes from the historic lakeside city of Annecy.

An ideal opportunity for anyone dreaming of living in the Alps and make a small income from the property at the same time. This lovely, renovated 1890 farmhouse sits on undisturbed, unconstructible pastures above the bustling Alpine village of Thones and is currently running as a successful gîte/bed and breakfast with direct access to the many local walking trails.

Garden- Mazot, original bread oven.

Basement level-Caves, Boiler room

Ground Level-Light and airy kitchen and conservatory giving onto a large south-facing terrace, lounge with open fire, large separate dining room, office, garage, 2 bedrooms, bathroom and WC.

Top level- Large 3 bed family room used as a chambre d'hôte giving onto hallway with bathroom and WC (access to lower level). 3 bedroom gîte with separate entrance, kitchen, lounge/dining area and balcony.

This beautiful farmhouse comes fully equipped with snow blower, cat-trak quad bike and can be sold furnished.























