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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 Serrand

Thônes, Thônes, Aravis

595 000 €uros



Contact

Contact **Steve Elsdon** about this property.

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Key Features

Price	595 000 Euros
Status	SOLD
Last updated	14/09/2016
Area	Aravis
Location	Thônes
Village	Thônes
Bedrooms	6
Bathrooms	3
Floor area	270 m²
Land area	2400 m²
Detached	Yes
Chimney	Wood burning stove
Nearest skiing	13 km
Nearest shops	4.5 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A beautifully renovated 6 bedroom, 3 bathroom Savoyard chalet with 2400m2 of land, in the leafy commune of Les Clefs, 5 minutes from the bustling village of Thones, 20 minutes from La Clusaz skiing and 30 minutes from the historic lakeside town of Annecy.

This lovely property has been an ideal family home for the last 13 years but would also be a perfect choice as a Chambre d'Hôte for anyone only needing a 2 bedroom living area and wanting to earn a revenue with the rest of the chalet. There is plenty of room for both uses and the accommodation comprises:

Basement - Storage cellars.

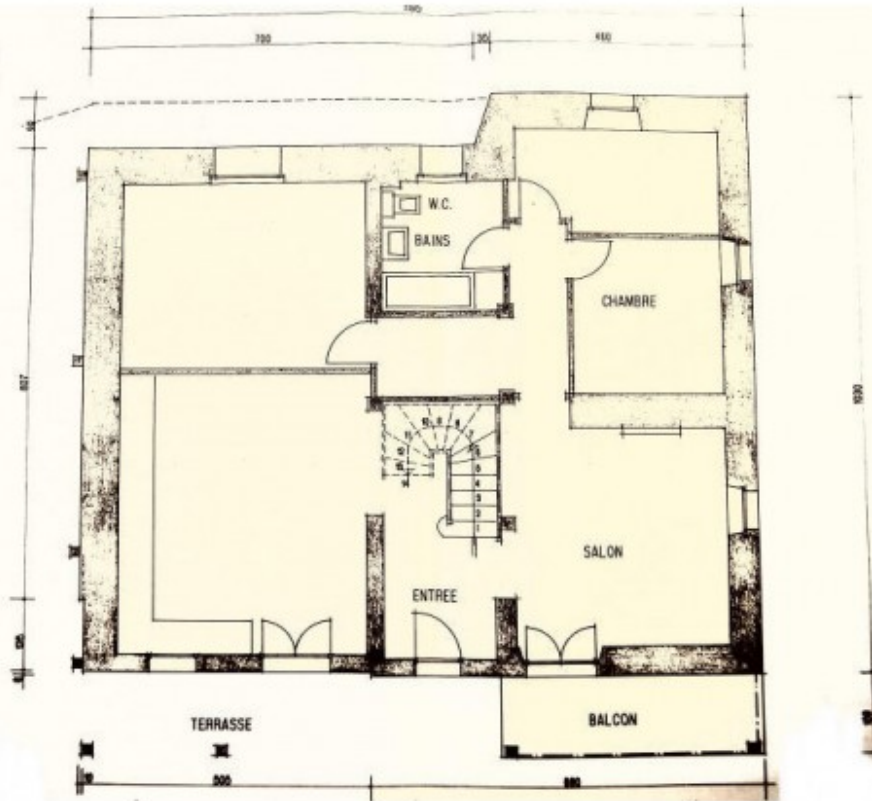
Ground level - Kitchen with island, office, dining room, 2 bedrooms, shower room with WC, Boiler room with new wood pellet burner. Outside there is a terrace, garden and 3 car parking area.

1st level - Large double height lounge with feature fireplace, 3 bedrooms, shower room and WC. South-facing balcony.

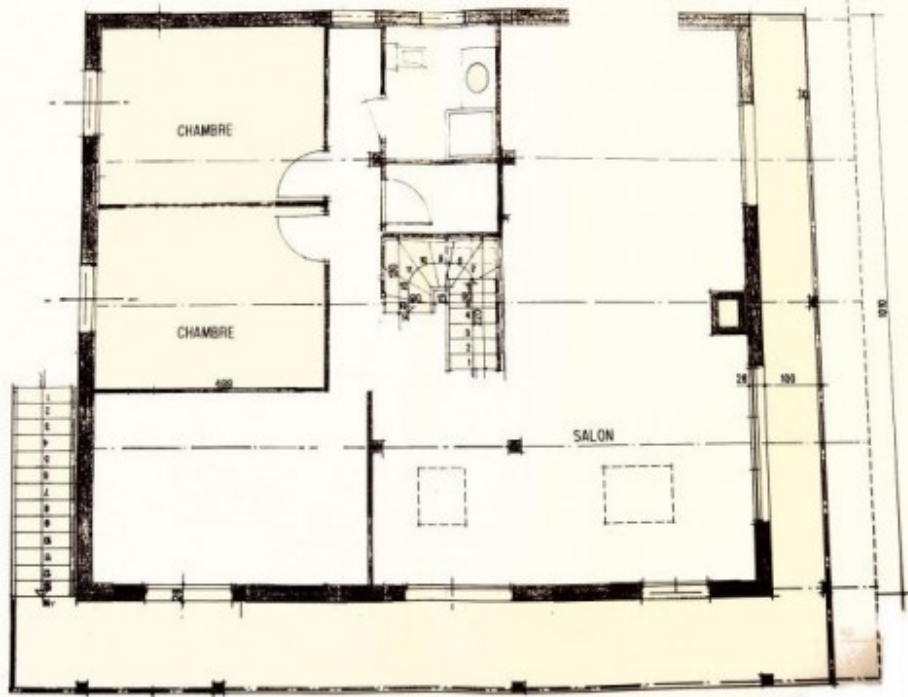
2nd level - Master bedroom with walk in wardrobe and ensuite bathroom/WC, TV games area, balcony.

The front section of land is constructible, with no COS (coefficient for development of the land) restrictions and room for a small chalet. There is also room to build a double garage at the end of the parking area, if required.

ECHELLE 1/50^e
REZ DE JARDIN
PROJET D'AMENAGEMENT



AGE PROJETE
Echelle 1/50^e



COMBLES PROJETS
Echelle 1/50^e

