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# Appt. de la Place

**Le Grand Bornand, Le Grand Bornand, Aravis**

**480 000 €uros**



# Contact

Contact **Pernille Porte** about this property.

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# Key Features

<b>Price</b>	480 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/03/2015
<b>Area</b>	Aravis
<b>Location</b>	Le Grand Bornand
<b>Village</b>	Le Grand Bornand
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	128 m²
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	20 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in the heart of Grand Bornand village, this spacious apartment with 128m2 floor area is situated on the 3rd floor and has a balcony which overlooks the central square with it's cafés, restaurants, shops and traditional weekly market. The apartment is south facing and benefits from exceptional views of the church tower and the Aravis mountains beyond. The building was originally a hotel and has been renovated into apartments with all modern comforts, creating the ideal base from which to enjoy the dynamic village atmosphere and the easy access to the ski slopes.

The apartment comprises: a long entrance hall with storage cupboards, fitted kitchen and large living room with a fireplace. There are 4 bedrooms, including a master bedroom with recent en-suite bathroom, a children's bedroom, a guest bedroom and a forth bedroom which is currently being used as a laundry. This room is sufficiently spacious to accommodate an en-suite bathroom and already has the water supply in place. The apartment also has a private corridor area of 10m2 (with additional storage) and a cellar.

Le Grand Bornand is situated just 45 minutes from Geneva airport and 35 minutes from the beautiful lakeside town of Annecy.

The property is covered by the copropriété rules.





























