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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 Ancolie

La Clusaz, La Clusaz, Aravis

1 290 000 €uros



Contact

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Key Features

Price	1 290 000 €uros
Status	SOLD
Last updated	18/09/2014
Area	Aravis
Location	La Clusaz
Village	La Clusaz
Bedrooms	8
Bathrooms	6
Floor area	200 m ²
Land area	502 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	450 m
Nearest shops	800 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	775.00 €uros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A majestic, fully renovated 7 bedroom/5 bathroom, south facing historic house within walking distance of the new, high speed, Bossonnet lift and La Clusaz village centre.

A fantastic and rare commercial opportunity or outstanding family home. This unique property was the first hotel ever constructed in La Clusaz at the turn of last century. It's high ceilings, cavernous open stairwell and wide door frames bearing testament to another, more opulent, era. It has since been a family home and most recently a gite catering to La Clusaz' busy summer and winter tourist trade.

The house has been fully renovated to comply with the latest hotel health and safety regulations including new electrics, new plumbing (including 2 x 100l electric water tanks), new mains drains connection, double glazing, insulation and fire alarm system. The roof and top floor were rebuilt 10 years ago.

House layout:

Ground floor - Cosy double bedroom and bunk bedroom with shared bath room, 2 generous entrance halls and communal WC. An impressive, high ceiled lounge with wood-burning stove. A delightful 1 bedroom apartment with separate entrance, 2 mezzanine beds, shower-room, kitchenette and lounge/dining room with staggering views of the Aravis mountain chain.

Middle floor - Covered 18m² elevated veranda area with a classic wood fired pizza oven. Open kitchen and light, spacious dining room. Master double bedroom with a large en-suite bath room. Beautiful twin bedroom with luxury en-suite wet room shower (all bathrooms have WCs and sinks)

Top floor - Comfortable quad bedroom, further twin bedroom, a generous shared shower room with a his and hers sink. A further large triple bedroom with en-suite shower room.

Footprint size basement area including a luxury 10 man sauna, wine cellar with house access, food cellar, boiler room, fully equipped ski-storage and washing machine/dryer.

Double garage and parking for 7 cars.

Double terraced, flat, south facing garden with outside dining area.

Full length attic for dry storage space or height extension of existing rooms.

















