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# Chalet Ranch Aigue Blanche

**Les Villards sur Thônes, Thônes, Aravis**

**850 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	850 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	23/02/2017
<b>Area</b>	Aravis
<b>Location</b>	Thônes
<b>Village</b>	Les Villards sur Thônes
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	320 m²
<b>Land area</b>	20000 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	523.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Authentic, perfectly situated and renovated Alpine farmhouse with stables, arena and mazot. South facing with idyllic views, this property has everything as a home for an active family or to run as a brilliantly situated gite just outside 2 world class ski resorts.

All major works have already been finished in the renovation of this farm including electrics and plumbing as well as major earthworks, leaving only the spacious hayloft to renovate which already has electrics and plumbing connected and can have a balcony opened up at the front.

Layout:

Basement level: Storage areas and boiler room.

Ground level: Large, well appointed kitchen, spacious and airy L-shaped lounge with wood fired stove, double bedroom, large ensuite bathroom, vast laundry room. 2 terraces for sun at any time of the day. Workshop area with water trough supplied by a natural spring.

1st level: Footprint sized hayloft ready to renovate.

On the grounds: 120m2 stables for 3 horses, Arena, 20m2 mazot.

Situated in a cul de sac in the hamlet of Aigue Blanche just outside St Jean de Sixt, this property is a short 5 minute drive from the Grand Bornand or La Clusaz ski resorts but in a tranquil country setting far from the frenetic activity of the ski crowd. Also only 30 minutes from the historic lakeside town of Annecy with its vibrant summer tourist trade and 1 hour, door to door, from Geneva airport.



























