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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 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

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













