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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 Les Marmottes

Habère Poche, Vallée Verte, Alpes du Léman

320 000 €uros



Contact

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Key Features

Price	320 000 Euros
Status	SOLD
Last updated	09/03/2015
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	3
Bathrooms	1
Floor area	90 m²
Land area	1690 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	3 km
Nearest shops	2 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This lovely little chalet was built in 1988 by 'Chalets Vaudaux'. It is situated facing south with views down the Vallée Verte and towards the local ski area Les Habères/Hirmentaz.

The current layout allows for entrance via the garage and stairs inside, or external stairs to the balcony and into the dining area. The ground floor has a long garage with laundry facilities and window. Leading from the garage is an entrance area with a door to a bedroom (currently used for storage) and a door to the stairs. The first floor is mainly open plan with a kitchen area, dining area, sitting area and fireplace. Stairs lead to the second floor where there are 2 bedrooms and a mezzanine sitting/play area, WC and shower room. It is in the centre of a large plot of land which is mainly level, there is plenty of space for children to play safely AND a vegetable plot if you have the inclination. There is scope to enlarge the chalet and develop it in some way, however there would be no need to do so immediately.

This chalet is ideally situated at the head of la Vallée Verte between Thonon-les-Bains (the lake-side, 18km) and the centre of Geneva (36km). For local facilities this chalet is also only 2km from the village centre with 2 restaurant/bars, shops and school. Boège (10km) offers a weekly market, chemist, outdoor swimming pool and secondary school. The nearest large supermarket is about 15km. For Skiing the nearest ski slope (Les Habères) is 3km, a 3min car ride. Other local ski areas are Bellevaux (6 mins) Le Massif des Brasses (15mins). Other larger resorts such as Sommand/Praz de Lys, Les portes du Soliel, Le Grande Massif, St Gervais are 30/50mins drive.









