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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 Hibou

Les Villards sur Thônes, Thônes, Aravis

367 000 €uros



Contact

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Key Features

| | |
|---------------------------------|-------------------------|
| Price | 367 000 Euros |
| Status | SOLD |
| Last updated | 19/12/2014 |
| Area | Aravis |
| Location | Thônes |
| Village | Les Villards sur Thônes |
| Bedrooms | 3 |
| Bathrooms | 1 |
| Floor area | 89 m² |
| Land area | 1000 m² |
| Detached | Yes |
| Heating | Electric radiators |
| Nearest skiing | 6 km |
| Nearest shops | 6 km |
| Garden | Yes |
| Garage | Double |
| Drainage | Mains drains |
| Taxe foncière | 400.00 Euros |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Beautifully and recently (2012) renovated south facing holiday chalet with 2 garages only 5 minutes from the slopes, 30 minutes from Annecy Lake and 1 hour from Geneva. With stunning valley views from a peaceful cul de sac, the property could be extended to 300m².

Originally constructed in the late 70's this 3 bedroom chalet has been completely renovated with a new roof, insulation, high performance electric heaters, double glazing and kitchen, for which there is a 10 year guarantee and all invoices are available.

The Domaine de Champmontagny is a peaceful cul de sac in Villards set in farmland with beautiful south facing views of the Thones valley but also close proximity to skiing in La Clusaz and Grand Bornand as well as the nearby market town of Thones, the medieval lakeside city of Annecy and Geneva.

The chalet is configured:

Basement: Large storage area perfect for a workshop or jacuzzi/sauna

Ground Floor: Entry, shower room and separate WC, brand new kitchen/dining area, spacious lounge giving onto full length balcony. Master bedroom.

First floor: Large landing serving as children's TV area, 2 bedrooms.

Two secure road level garages.

Due to the generous plot and equally generous building coefficient it is possible to extend the chalet to a 300m² total floor area making this a really exceptional property with numerous possibilities.











