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# Ferme de Charlets

**Vacheresse, Châtel & Vallée, Portes Du Soleil**

**725 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	725 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	10/04/2016
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Vacheresse
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	242 m²
<b>Land area</b>	30000 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	7 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Taxe foncière</b>	588.00 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Ferme de Charlets is a beautiful and sympathetically converted farm, with the original building dating back to the 1800's. It is located on a large plot of mostly non constructable land of nearly 30.000 m2.

The main floor has direct access from the car parking area and comprises;

Kitchen and dining area  
Lounge with large feature fireplace  
Games room  
Entrance hall  
WC  
There is also a large garage area on this level.

Steps from the entrance hall lead down to the lower ground floor which comprises;

Lounge/snug area  
Large family bathroom  
3 bedrooms  
Access out into the garden  
Laundry room

The property benefits from fuel powered central heating, and the boiler and hot water tank are both located alongside the lower ground floor in an annex building. There is a large graveled parking area with parking for a number of cars.

The surface area of this property is declared to be approximately 242 m2.

The property is high above Vacheresse with far reaching panoramic views. Access from the main communal road is by a private track, but we have been informed that there are access rights to the property. Vacheresse is a picturesque village located about midway between Chatel in the Portes du Soleil, and Evian on Lac Lemman. The

closest ski area is in Abondance, about a 5 minute drive.









































