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# Chalet Paradis

**Le Petit Bornand Les Glières, Le Petit Bornand, Aravis**

**273 000 €uros**



## Contact

Contact **Pernille Porte** about this property.

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# Key Features

<b>Price</b>	273 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	23/09/2015
<b>Area</b>	Aravis
<b>Location</b>	Le Petit Bornand
<b>Village</b>	Le Petit Bornand Les Glières
<b>Bedrooms</b>	2
<b>Floor area</b>	80 m <sup>2</sup>
<b>Land area</b>	1000 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	None
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	16 km
<b>Nearest shops</b>	6 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

With uninterrupted views down to Lake Léman, this chalet alpage dates enjoys an exceptional location with stunning surroundings, in the hamlet of Paradis, in Petit Bornand. The area is well known by walkers and randonnée skiers who come to the area to appreciate the absolute calm, magnificent scenery and breathtaking views. The location lives up to its name!

At an altitude of 1400m, Chalet Paradis requires some interior renovation work but offers great potential. It occupies a flat plot of 1000m<sup>2</sup>. The neighbouring chalet belongs to the same owners and is for sale only to purchasers who might wish to own the 2 properties together. There is a long history of family gatherings and holidays taking place, in all seasons, in this tiny hamlet far from the hustle and bustle of every day living.

The chalet comprises:

Lower ground floor: cave (cellar)

Ground floor: kitchen with wood/gas range, living room, bedroom sleeping 6, washroom/WC (with the potential for creating a shower room), entrance area, log store.

First floor: superb barn for renovating and featuring a traditional Savoyard chimney.

The chalet is connected to a water via a spring which supplies its own reservoir. There is a telephone line in place but which requires reconnection. The septic tank is fully functional but will require some adapting in order to comply with recent updates to the regulations. The chalet is accessible by car in spring, summer and autumn but only with specific vehicles suitable for the snow, during winter.



































