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# Chalet Odanis

**Taninges, Samoëns & Vallée, Grand Massif**

**230 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	230 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/10/2018
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Taninges
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	212 m <sup>2</sup>
<b>Land area</b>	291 m <sup>2</sup>
<b>Detached</b>	No
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	9.8 km
<b>Nearest shops</b>	2.6 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	750.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

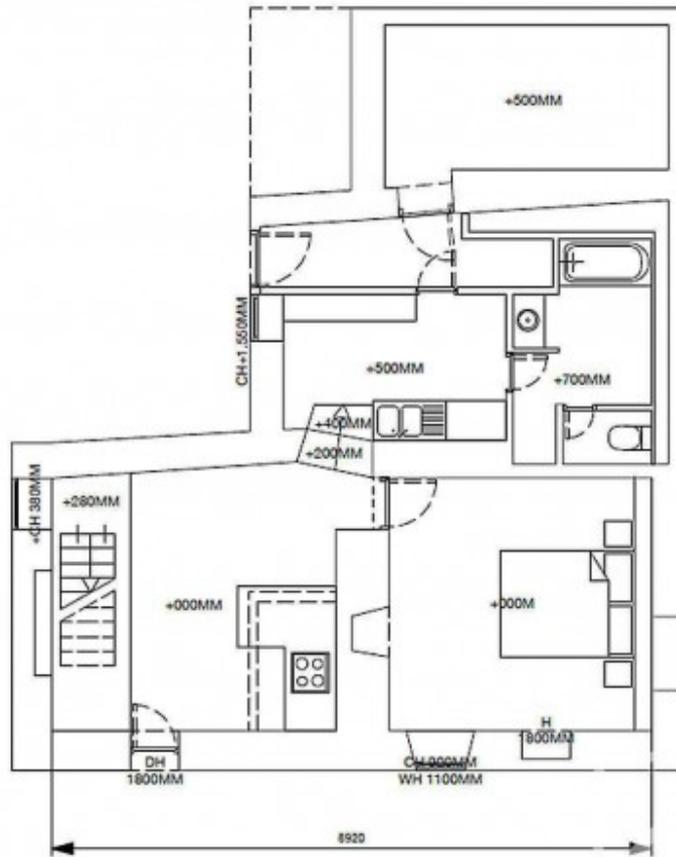
## Property Description

This semi detached chalet oozes character. It is situated at the bottom of a lane in the untapped hamlet of Verney just up from Taninges, with a choice of nearest skiing in Les Gets (Portes du Soleil), Morillon (Grand Massif ski domaine) or Praz de Lys Sommand.

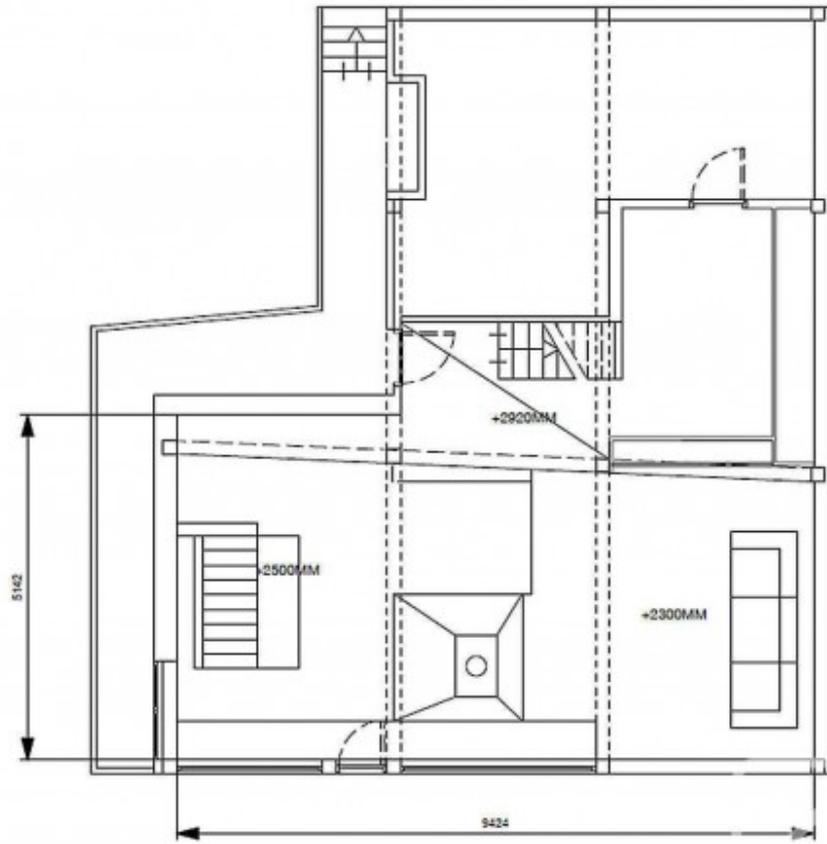
Set over four levels, it is charmingly higgledy piggledy with views onto Taninges lake, down the valley to Sixt as well as the Marcellly. It has a total surface area of 212m<sup>2</sup>, of which 140m<sup>2</sup> is considered as habitable. The building has already undergone some renovation and the roof and boiler were replaced in 2014. Water and electricity are already connected.

The property opens into a welcoming living area with south facing views and a quaint fireplace. On the first floor stands a gallery, currently set up as a home office, a shower room, a separate W.C. and a practical utility room with internal access into a garage. The top floor has two double bedrooms with ample storage under the eaves and in the corridor. The lower garden level, accessed from the living room, consists of a kitchen which opens onto a sunny south facing terrace, a double bedroom, a scullery, a cave and bathroom with separate W.C.

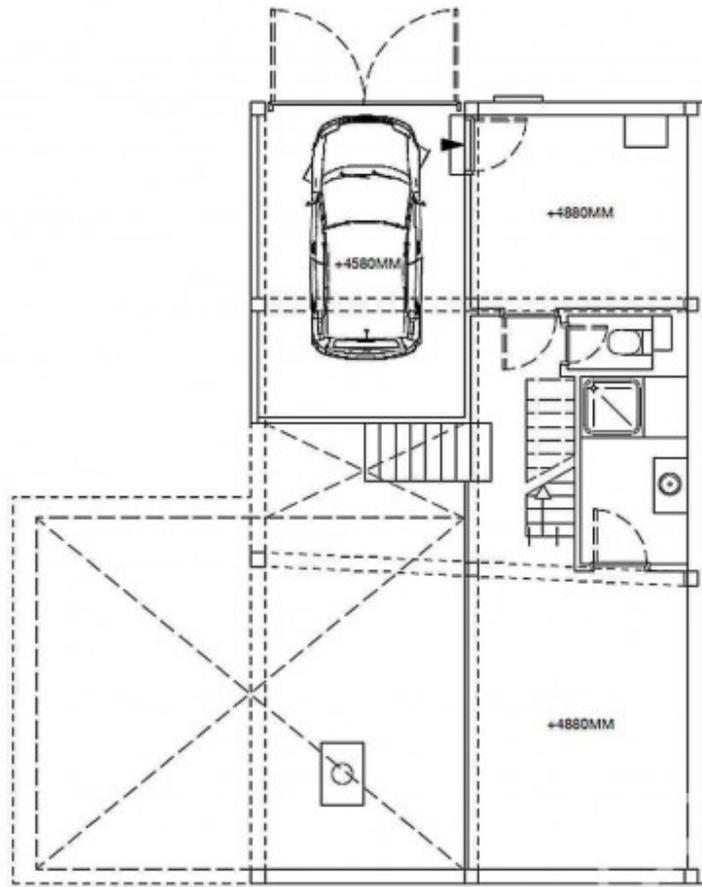
As a priority, the septic tank will need to be brought into line with current regulations and beyond that there is plenty of potential for further improving and developing the property, if desired.



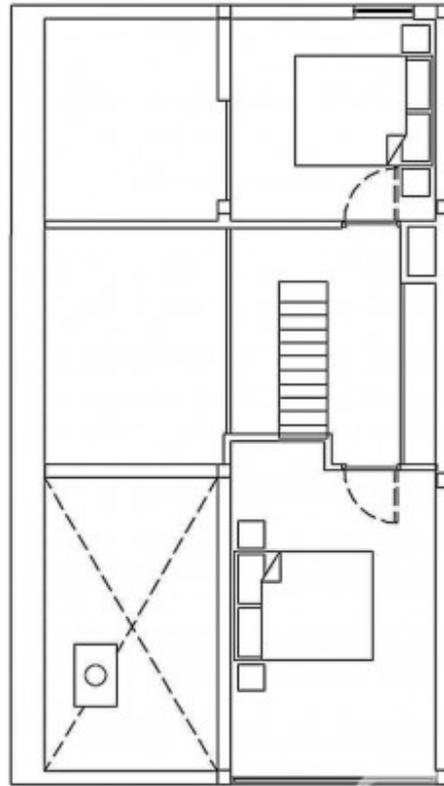
**Rez de chaussée**



**Etage**



**Garage et mezzanine**



**Deuxième étage**







