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# Chalet Nevada

**La Clusaz, La Clusaz, Aravis**

**495 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	495 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	09/11/2018
<b>Area</b>	Aravis
<b>Location</b>	La Clusaz
<b>Village</b>	La Clusaz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	111 m²
<b>Land area</b>	335 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	2.5 km
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	G (579)
<b>CO2 emissions</b>	E (53)
<b>Agency fees</b>	Paid by the seller

## Property Description

This superbly renovated holiday chalet is situated above one of La Clusaz' main roads linking 2 ski lifts that are each only 1km from the chalet by a skibus which stops a few steps from the chalet. The pumping village centre with its world class bars and restaurants is only 1km from the chalet, the historic lakeside city of Annecy is just 40 minutes drive and Geneva a quick 1 hour drive.

Chalet Nevada was totally rebuilt by a renowned local builder using quality materials, in 2012 and has been running successfully as a holiday rental property since then. It is configured:

Ground floor: Open plan kitchen/dining/lounge area giving onto a terrace sized balcony and views across the Aravis valley, 1 double bedroom, 1 shower room, 1 separate WC.

Mezzanine level: 2 single beds, chillout area.

Basement: An undeveloped floor area of around 45m².



























