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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Maison de la Gare

Verchaix, Samoëns \& Vallée, Grand Massif

340000 €uros


## Contact

Contact Lexie Starling about this property.
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## Key Features

| Price | 340000 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $02 / 03 / 2020$ |
| Area | Grand Massif |
| Location | Samoëns \& Vallée |
| Village | Verchaix |
| Bedrooms | 5 |
| Bathrooms | 2 |
| Floor area | $170 \mathrm{~m}^{2}$ |
| Land area | $654 \mathrm{~m}^{2}$ |
| Detached | Yes |
| Heating | Oil fired central heating |
| Ski access | Ski bus |
| Nearest skiing | 900 m |
| Nearest shops | 150 m |
| Garden | Yes |
| Garage | Single |
| Drainage | Mains drains |
| Taxe foncière | 590.00 €uros |
| Energy efficiency rating TBC |  |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

## Property Description

Maison de la Gare is an early 1900's town house which once housed the station master for the village of Verchaix. It has now been restored and extended to the north and east resulting in a 3 bedroom apartment with garage on the ground floor and a $2 / 3$ bedroom apartment on the first floor.

The ground floor apartment has a bright open plan kitchen, dining and living area, 3 bedrooms, a bathroom and an independent WC. The large outdoor terrace and garden can be accessed through double glass doors from the living area. The closed garage can also be accessed internally.

The first floor apartment has a kitchen, dining room, living area, 2 bedrooms, a cellar in the basement and a loft space under the roof.

Both apartments can be easily combined into one 5 bedroom property.

The house sits on 654 m 2 of buildable land. The future owner has the possibility of extending the existing house or constructing a second, independent chalet in the garden.


Rez-de-Chaussée


CaveLOT 1 (surface loi Carrez : $87 \mathrm{m2}$ ) (surface privative : $87 \mathrm{m2}$ )
LOT 2 (surface loi Carrez : 87 m 2 ) (surface privative : $120 \mathrm{m2}$ )

Combles non habitable (moins de 1.80 m ) privatives au lot 2, (surface : 76 m 2 )

- Conduit de cheminée (emplacement approximatif)


Etage

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Combles













