



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison Pombourg

La Forclaz, St Jean d'Aulps & Vallée, Portes Du Soleil

260 000 €uros



Contact

Contact **Claudia Buttet** about this property.

Tel: 0033608523864

Email: claudia@alpine-property.com

Key Features

Price	260 000 Euros
Status	SOLD
Last updated	26/06/2020
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Forclaz
Bedrooms	2
Bathrooms	1
Floor area	150 m²
Land area	800 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Enclosed fire
Nearest skiing	17 km
Nearest shops	14 km
Garden	Yes
Garage	Single
Drainage	Septic tank
Taxe foncière	308.00 Euros
Energy efficiency rating	E (322)
CO2 emissions	E (64)
Agency fees	Paid by the seller

Property Description

Maison Pombourg is a stone house typical of the area, with vine leaves growing around the windows.

It is a charming house, full of character nestled in a place called Pombourg in the commune of La Forclaz, half way between Thonon-les-Bains and Lake Geneva and the ski resorts of the Portes du Soleil.

It covers 3 floors and is made up as follows:-

On the ground floor : a storage room, a boiler room with oil boiler, a garage for 1 car.

A staircase on the outside of the building gives access to the 1st floor terrace.

On the 1st floor : a terrace giving access to the main entrance, an entrance with corridor leading to a kitchen, 2 bedrooms, a storage space and a bathroom, a separate toilet, a big living room with enclosed fireplace. One of the bedrooms and the living room have balconies with stunning views of the mountains and, in good weather, Lake Geneva.

The 800m2 garden can be accessed from this floor.

On the 2nd floor : a barn for conversion.

The house has a mazot (decorative outbuilding), which is typically Savoyard and brings additional charm and character to the house. It would be possible to make a bedroom in the mazot for guests, or rent it out as an quirky spot to stay or simply used for storage.

Maison Pombourg is in general good order and well built, however does require some works, the materials being original.

It is light and spacious and has great potential due to the barn which could be completely renovated.

La Forclaz is 17kms from Thonon-les-Bains and Lake Geneva, 14kms from the village of Saint Jean d'Aulps and the Roc d'Enfer ski resort which is part of the Portes du Soleil ski area just 17kms away.

Ideal for anyone not wanting to be too far from Geneva, just 1 hour away.























