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# Chez Coucou

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

**330 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	330 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	17/09/2021
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Forclaz
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	105 m²
<b>Land area</b>	118 m²
<b>Detached</b>	No
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	17 km
<b>Nearest shops</b>	14 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	487.00 Euros
<b>Energy efficiency rating</b>	G (436)
<b>CO2 emissions</b>	C (16)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chez Coucou is a semi-detached, savoyard farmhouse, in the traditional style construction of stone and wood. The house oozes charm and character and sits in an elevated position in the hamlet of Pombourg, part of La Forclaz village, situated half way between Thonon-les-Bains (and the shores of Lake Léman) and the ski stations of the Portes du Soleil. The current owner has taken great care to renovate the property with taste and simplicity whilst preserving the authentic character of this original farmhouse.

Over 3 levels, the accommodation comprises :

Garden level : apartment with independent access from the garden. Large living/dining room with door opening onto a small terrace area with garden and beautiful views. Bedroom, bathroom/WC, fitted kitchen. The current owner rents this apartment out via AirBnB.

First floor : entrance, living/dining room with log burner, access to a private, covered terrace with stunning views (including a glimpse of Lake Léman on clear days), open plan fitted kitchen. Also on this level, shower room/WC, door to stairway which connects to the apartment on the floor below.

Second floor : 2 bedrooms, both of which have good natural light. The larger of the bedrooms enjoys beautiful views.

On the lower ground floor, there are 2 'caves' (cellar rooms).

The pretty and colourful garden has been lovingly created and provides a soothing place to relax. There is an authentic mazot (traditional savoyard annexe building) with adjacent covered parking for 2 vehicles.

Chez Coucou is equipped with solar panels, which are very energy efficient and considerably reduce the electricity costs for the property.

La Forclaz village is 17km from Thonon-les-Bains, 14km from Saint Jean d'Aulps and 17km from the Roc d'Enfer ski station (part of the Portes du Soleil ski domain). For those seeking easy access to Geneva, it is an hour's drive from the village.



































