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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

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Le Gite des Plains

Entremont, Le Grand Bornand, Aravis

1 020 000 €uros



Contact

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Key Features

Price	1 020 000 Euros
Status	UNDER CONTRACT
Last updated	19/04/2021
Area	Aravis
Location	Le Grand Bornand
Village	Entremont
Bedrooms	9
Bathrooms	8
Floor area	400 m²
Land area	4783 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	7 km
Nearest shops	7 km
Garden	Yes
Drainage	Septic tank
Energy efficiency rating	D (208)
CO2 emissions	A (5)
Agency fees	Paid by the seller

Property Description

This faithfully renovated 1830 farmhouse comprised of 3 apartments sits in the tranquil Borne valley only 5 minutes from the Aravis ski area, 45 minutes from the historic lakeside city of Annecy and only 45 minutes from Geneva airport/TGV station.

The property has run since 2012 as a gite with an average rental revenue of €60000 per year with the owners living in the downstairs apartment.

It is configured:

Ground level: Caves, Garden, pool area. Apartment comprising 3 bedrooms, living room, kitchen and dining room, a bathroom and a shower room, 2 toilets. Professional kitchen equipment. Wood heating (wood stove with hydraulic heating) and electric radiators in the bedrooms.

Top floor: 2 x side by side duplex apartments each with 3 en-suite bedrooms (bath) and one bedroom with shower and WC. Living room, dining room and fully equipped kitchen on the second level. Electric heating and pellet stove in the living room.

In the common area there is a large living room with wood stove, a dining room, a wine cellar, a sauna, a laundry room and a drying cloakroom for shoes and ski equipment. .

Numerous outdoor cellars for storing tools, garden furniture, workshop, firewood, snow removal equipment, etc.

Roof and insulation redone in 2017.

Chalet sold fully furnished and equipped for rentals and catered holidays.











