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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

Contact **Steve Elsdon** about this property.

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# Key Features

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























