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

Chalet Fin de Chemin

Entremont, Le Grand Bornand, Aravis

460 000 €uros



Contact

Contact **Steve Elsdon** about this property.
Tel: +33 6 15 04 25 18
Email: elsdon@alpine-property.com

Key Features

Price	460 000 €uros
Status	SOLD
Last updated	24/01/2023
Area	Aravis
Location	Le Grand Bornand
Village	Entremont
Bedrooms	4
Bathrooms	2
Floor area	120 m²
Land area	1201 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	7 km
Nearest shops	7 km
Garden	Yes
Garage	Single
Drainage	Septic tank
Energy efficiency rating	G (458)
CO2 emissions	C (14)
Agency fees	Paid by the seller

Property Description

This cute chalet with generous garden is in a quiet cul-de-sac only 1 minute's walk to the local school and shops. Lovely valley views only 5/10 minutes drive from Grand Bornand/La Clusaz ski resorts, 40 minutes from the historic lakeside city of Annecy and 1 hour from Geneva.

The chalet is configured over 3 floors of 97.75m2 habitable area:

Basement level: Self-contained studio with bedroom, kitchenette and shower room/WC, single garage and utility room.

Living level: 1 double bedroom, generous lounge/dining area with wood fired stove giving onto a balcony, separate kitchen, separate WC and shower room.

Top level: 2 triple rooms, separate WC with basin.

An inspection of the septic tank has found it not to be up to current regulations so will need to be replaced within a year of a completion signature.


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