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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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Maison de la Vigne

Verchaix, Samoëns & Vallée, Grand Massif

480 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	480 000 Euros
Status	SOLD
Last updated	28/04/2023
Area	Grand Massif
Location	Samoëns & Vallée
Village	Verchaix
Bedrooms	4
Bathrooms	1
Floor area	108 m²
Land area	909 m²
Detached	Yes
Heating	Oil fired central heating
Nearest skiing	1.7 km
Nearest shops	200 m
Garage	Double
Drainage	Mains drains
Energy efficiency rating	G (663)
CO2 emissions	G (196)
Agency fees	Paid by the seller

Property Description

Maison de la Vigne is a spacious 3 storey property set on 909m² of buildable land. It's central location offers easy walking access to a ski bus stop and Lac Bleue, a summer and winter activity base surrounding a picturesque mountain lake.

The property, dating from 1966, offers 108m² of liveable space and an impressive 280m² of floor space. On the ground floor there is an entrance hall, a double garage, a utility room and a boiler room. On the first floor there is a kitchen, a dining and living area with access to a West facing balcony, an independent WC, a bathroom and four double bedrooms. On the second floor, under the eaves, currently accessed via a trap door above the balcony, there is approximately 80m² of floor space that may be converted into further liveable space. Outside the property has a large, well maintained garden and exterior parking for 3 vehicles.

Maison de la Vigne's structure is in very good condition. The house was built using concrete blocks to the roof. There is a concrete separating floor between each level. As previously stated, the property dates from the 1960's and will require a complete renovation.

The positioning of the property on the plot would allow for a section of the garden to be divided, creating a buildable plot of approx. 450m². A future owner would have the possibility of building a second dwelling on this plot.

The property is available for visits. Please drop us a line for further information.











