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# Chalet La Beunaz

**Saint-Paul-en-Chablais, Pays de Gavot, Bords du Léman**

**395 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	16/11/2023
<b>Area</b>	Bords du Léman
<b>Location</b>	Pays de Gavot
<b>Village</b>	Saint-Paul-en-Chablais
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	100 m²
<b>Land area</b>	547 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	4.3 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	611.00 Euros
<b>Energy efficiency rating</b>	F (431)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located on the outskirts of the ski station of Bernex, and close to the amenities of the popular swimming lake of “La Beunaz”, this chalet is a pleasant property, in good order throughout but also offering the potential for modernisation.

Built in 1990, the chalet benefits from approximately 100 sq m of habitable space and is laid out over three floors. On the main floor is an open plan living, dining and kitchen area with fireplace, access to the sunny south and west facing balconies, and also ample storage and a separate WC.

Upstairs is a large master bedroom, a smaller double bedroom and a family bathroom.

On the lower ground floor are two double bedrooms, a shower room (also with washer/dryer), a boiler room/storage area, and an under stairs cupboard.

The chalet benefits from open views, lots of sunshine, off road parking for 2 or 3 cars, and a pleasant garden complete with garden shed.





























