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Chalet La Léchère

Onnion, Vallée Du Risse, Alpes du Léman

325 000 €uros



Contact

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Key Features

Price	325 000 Euros
Status	SOLD
Last updated	19/04/2024
Area	Alpes du Léman
Location	Vallée Du Risse
Village	Onnion
Bedrooms	3
Bathrooms	1
Floor area	106 m²
Land area	1398 m²
Detached	Yes
Heating	Combined system
Chimney	None
Nearest skiing	3 km
Nearest shops	1 km
Garden	Yes
Garage	None
Drainage	Septic tank
Energy efficiency rating	E (226)
CO2 emissions	E (69)
Agency fees	Paid by the seller

Property Description

This comfortable chalet is solid wood built and dates from 1975. There is 66 m² of living space (much more if you include the large loft area) and 1398 m² of garden with vegetable plots, sheds and large courtyard for parking several vehicles.

The front door opens into a corridor, then the living/dining area and semi-open kitchen. From this space, a French window leads you to the south-east facing terrace, offering a fabulous view of the surrounding mountains. Also on this level are two bedrooms and a shower room with WC. Stairs lead down from the living area to the garden level with a large room of 21 m² and French windows onto a paved terrace. Also there is access to the garage and boiler room.

The attic has been converted into a low height 20 m² area, offering a private and peaceful space. This is accessed by a loft ladder.

Double glazing has been installed on the first floor. The roof was completely redone and insulated in 2015 and the external walls have been insulated from the outside. Other than these improvements the price reflects that the property needs some refreshing. Below the chalet is agricultural land, there is no chance of any building development. The property however is classified as Uc, so there may be some opportunity to expand the chalet

There is a septic tank sanitation with oil-fired central heating and an electric hot water tank.

This property is very well situated; walking distance from the village of Onnion which has a superette, boulangerie, schools and a swimming pool. The town of St Jeoire is 5km away with schools, commerce, restaurants and services. Skiing is easy to access at Les Brasses a 4min bus or car ride away, also Sommand/Praz de Lys 20mins away. Larger ski areas such as Les Portes du Soleil and Flaine are about 35mins away. Geneva Airport is a 45mins drive and the A40 motorway is only a 15min drive.



















