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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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Chalet Maison Jaune

Bonnevaux, Châtel & Vallée, Portes Du Soleil

395 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	395 000 Euros
Status	FOR SALE
Last updated	12/09/2024
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Bonnevaux
Bedrooms	3
Bathrooms	1
Floor area	100 m ²
Land area	743 m ²
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	6 km
Nearest shops	85 m
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	443.00 Euros
Energy efficiency rating	G (496)
CO2 emissions	G (114)
Agency fees	Paid by the seller

Property Description

Maison Jaune, Bonnevaux, is a spacious, comfortable family home. Renovated in 2006, with further renovations in 2016, this cosy, well established property radiates Haute Savoie charm. With further renovation, it offers the opportunity to present itself as a luxury chalet.

The property would serve well as both a primary residence or a holiday home - currently the owners spend six months a year here, the property generates good income and has a 4.8/5 rating from more than forty reviews.

The house is arranged over three levels and comprises:

The main floor with a large lounge/dining room and a wood burning stove. Two bedrooms, a family kitchen with a cosy dining area which leads onto the rear patio. Plus a good sized bathroom, toilet, cloakroom space, and hallway.

On the top level is a large grange, currently used for storage but perfect for renovation and integration into the main house. The ceiling height is sufficient for an additional mezzanine.

At ground level, there is a large walk-in bedroom, a separate boiler room that also functions as a laundry, ski and boot room, and a separate 'cave' storeroom with a concrete floor.

Externally, there is a garden area with fruit trees and a vegetable patch. There is also parking for two cars and an outdoor shed.

Maison Jaune is extremely well located; tucked into a sun filled plateau in the Abondance Valley. With views on Mont Grange, you have Chatel, Morzine, Abondance and Lac Lemman (Evian) on your doorstep. It is the perfect base for exploring the mountains and beaches of Lac Lemman.













