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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 Les Ronzes

Habère Poche, Vallée Verte, Alpes du Léman

760 000 €uros



Contact

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Key Features

Price	760 000 Euros
Status	FOR SALE
Last updated	24/09/2024
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	5
Bathrooms	3
Floor area	245 m ²
Land area	3375 m ²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Nearest skiing	2.5 km
Nearest shops	2 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Energy efficiency rating	E (216)
CO2 emissions	E (65)
Agency fees	Paid by the seller

Property Description

Situated at 1050m altitude and built in 1987, this chalet is constructed in solid wood. Orientated South-West, it has glorious, uninterrupted views of la Vallée Verte with the Aravis range in the distance.

The lower ground floor has a double garage, two large rooms (one with a shower room) that open onto a terrace, a wash-room, storage room, cellar and the boiler room.

Stairs lead from the garage to the middle floor with a vast open plan kitchen and living area with balconies on two sides. Also on this level, another room, a separate WC and a corridor to the front door.

The top floor has a large master bedroom with a spacious en-suite bathroom and balcony that optimises the light and the view. Also on this floor, there are two more bedrooms and a shower room.

The land is in two gently sloping plots, one surrounding the chalet and the other below it with a small orchard. A tarmacked drive way leads down towards the property's lower floor and garage with plenty of additional parking space. The garden is mature and well maintained. The chalet is heated by a fuel boiler and has underfloor heating on the living room floor along with an enclosed fire place.

This chalet is ideally situated at the head of la Vallée Verte between Thonon-les-Bains and Lac Lemman (18km) and the centre of Geneva (36km). The nearest ski slope (Les Habères) is a 3min car ride. Other local ski areas are Hirmentaz (5 mins) Le Massif des Brasses (15mins). It is also only 2km from the village centre with restaurant, bars, shops and school. Other larger resorts such as Sommand/Praz de Lys, Les Portes du Soleil, Le Grand Massif and St Gervais are 30/50mins drive and Geneva airport 50 mins away.









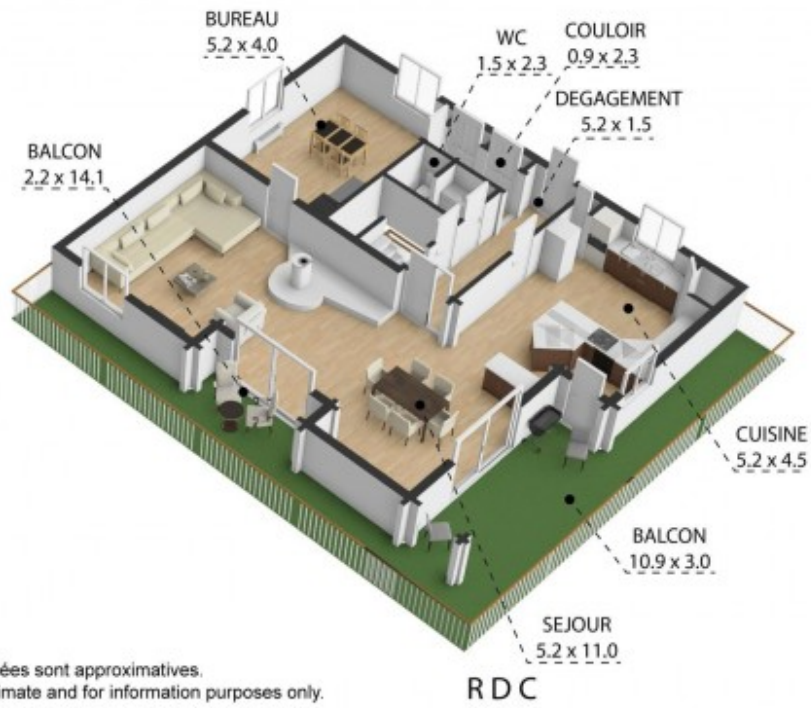


Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.

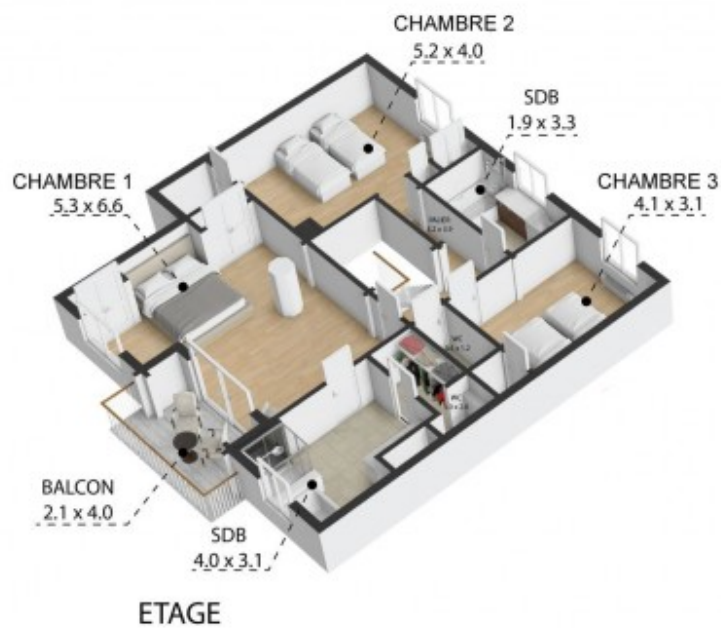


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SOUS-SOL



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