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# Chalet Bryant

**Bernex, Châtel & Vallée, Portes Du Soleil**

**735 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	735 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	25/10/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Bernex
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	172 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.75 km
<b>Nearest shops</b>	200 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1637.00 €uros
<b>Energy efficiency rating</b>	E (316)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Bryant is a beautiful chalet located close to the centre of the picturesque village of Bernex, with stunning views of the mountains and ski area.

Built in 2004 by renowned local builders, and overseen by the architect owner, the property is in excellent order throughout and comprises;

- On the main floor, open plan living, dining and kitchen area, savoyarde style fireplace, large balcony and covered terrace area, spacious entrance hall and visitor toilet, plus a large garage.

- On the first floor, a master bedroom with dressing area/office, a second large double bedroom, a spacious family bathroom.

- On the lower ground floor, a double bedroom, a bedroom which is currently used as a 2nd living area with sofa bed and ingenious "kitchen in a cupboard" feature, a workshop which could easily be converted to another bedroom, a laundry room, a storage room/wine cellar, and a family bathroom.

The property is located a short walk from the centre of the village. It has beautifully maintained and mature gardens with many features, and access is a very short drive down a "rural road", just off the main road. The road is the starting point for many lovely countryside walks.

As previously mentioned - the views are stunning. Picture postcard quality views of the Dent d'Oche mountain and the ski areas.

Bernex is a pleasant village, a small ski resort located just 10 minutes from Evian and the beaches of Lac Lemman. The skiing is on north facing slopes from 1000 - 2000 m in altitude, and the village is only a 20 minute drive from the ski slopes of the Portes du Soleil.

























