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# Chalet de la Combe

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

**690 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	690 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/07/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Bernex
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	144.1 m²
<b>Land area</b>	800 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1670.00 Euros
<b>Energy efficiency rating</b>	F (430)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet de la Combe is a modern, architect designed chalet with far reaching views in the popular village of Bernex. Built in 1997, with 144 sqm (habitable) and 185 sqm (total) floor space, the property has benefited from some modernisation and features:

On the ground floor - An open plan living/dining room with wood burning stove, modern fitted kitchen with pantry/laundry room, shower room and separate WC, access to south and west facing balcony & terrace.

On the first floor - three double bedrooms and a family bathroom.

On the lower ground floor - 2 double bedrooms, WC with sink, spacious garage, corridor with storage space.

The chalet sits in well maintained gardens of 800 sq m. The views from the property are exceptional - a full panorama of the mountains and village of Bernex, and even a view of Lac Lemman (Lake Geneva) on clear days.

Chalet de la Combe is located in the popular hamlet of Charmet in Bernex. The property is close to the renowned Chevette restaurant, only 1km from the ski station, and is close to a number of popular walks in the area including the access point for climbing the Dent d'Oche.

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.























