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# Maison de l'Impasse

**La Vernaz, Vallée Du Brevon, Alpes du Léman**

**337 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	337 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	18/03/2025
<b>Area</b>	Alpes du Léman
<b>Location</b>	Vallée Du Brevon
<b>Village</b>	La Vernaz
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	250 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	15 km
<b>Nearest shops</b>	6 km
<b>Garden</b>	No
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	848.00 Euros
<b>Energy efficiency rating</b>	D (229)
<b>CO2 emissions</b>	D (49)
<b>Agency fees</b>	Paid by the seller

## Property Description

On the ground floor, the entrance door leads into a long room which was originally the stables. At the back of this room is a bathroom and laundry room. Also on this level is the kitchen /dining room and a large living room with an imposing fireplace and a double height area to add to the feeling of space.

A gallery staircase leads up to a mezzanine with another living area, 5 bedrooms and a large bathroom.

There is parking for two cars and an outdoor seating area. On one side of the building is the entrance to a cellar. The first floor layout is actually quite modular and could be changed. Also the loft area could be developed, if more living space is required.

La Vernaz is a prominent village situated slightly above the Vallée d'Aulps about half way between Thonon-les-Bains and Morzine.

The nearest skiing are the family resorts of Hirmentaz and the Roc d'Enfer circuit at St Jean d'Aulps both about 15mins drive. Morzine would be around 20mins drive and Samoens (le Grand Massif) an hour. Thonon-les-Bains with the lakeside and all its major commerce is only 20 mins away, whilst Geneva airport is 1 hour 10 mins drive.















