



# alpine-property

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 Beunaz

**Saint-Paul-en-Chablais, Pays de Gavot, Bords du Léman**

**390 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	390 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	30/12/2025
<b>Area</b>	Bords du Léman
<b>Location</b>	Pays de Gavot
<b>Village</b>	Saint-Paul-en-Chablais
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	84.2 m <sup>2</sup>
<b>Land area</b>	2000 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	757.00 €uros
<b>Energy efficiency rating</b>	F (448)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Beunaz is a charming holiday chalet located in the pretty hamlet of "La Beunaz" in the commune of St Paul en Chablais. The chalet is located midway between the lake (Lac Leman) and the mountains, and is very close to the La Beunaz swimming lake which is a popular summer destination.

The property would benefit from some renovation, but offers huge potential for development, especially as it sits on 2000 sq m of building land. It also has a much coveted view onto Lac Leman.

On the lower ground floor is a separate self contained apartment comprising a living room, small kitchen, double bedroom and bathroom. There used to be a staircase up to the main ground floor but this was removed by the current owner. Stairs could be easily reinstalled if required.

On the ground floor is a veranda style sun room, an open plan living/dining/kitchen area, a double bedroom with balcony and a shower room.

Upstairs is a double room with balcony, a smaller bedroom and a "coin nuit" which could be used for extra sleeping.

The property has a well maintained private road from the main road and sits squarely in the centre of a 2000 sq m plot of land.













