



# 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 Ours

**Larringes, Pays de Gavot, Bords du Léman**

**1 190 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	1 190 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	11/02/2026
<b>Area</b>	Bords du Léman
<b>Location</b>	Pays de Gavot
<b>Village</b>	Larringes
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	206 m <sup>2</sup>
<b>Land area</b>	1571 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1870.00 €uros
<b>Energy efficiency rating</b>	C (170)
<b>CO2 emissions</b>	C (27)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Ours is a stunning, modern chalet with glorious views located midway between the mountains of the Chablais (Berner and Thollon) and the beaches of Lac Leman.

Built in 2008 by one of the local high quality chalet builders, the chalet is in excellent condition throughout and comprises;

**On the lower ground floor;** a spacious entrance hall leading to an independent studio of approximately 47 sq m (comprising living space, fully equipped kitchen and shower room), a laundry room, cave/storage room, technical/boiler room and car port.

**On the ground floor;** an open plan kitchen, dining, living area with access to both an east facing terrace (with mountain views) and a south facing terrace with access to the garden). There is also a master bedroom with bathroom and dressing area.

**On the first floor;** three bedrooms, a double shower room and a mezzanine space to be used for an office or extra sleeping area.

**Outside,** the chalet sits in pleasant gardens with a summer kitchen and a swimming pool heated by a heat pump.

The chalet is located on the edge of the popular village of Larringes, only 4 minutes from the shops and restaurants near Super U, 10 minutes to the pretty ski resort of Bernex and 15 minutes to the lakeside town of Evian.























