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# Chalet Cravarin

**La Rivière Enverse, Samoëns & Vallée, Grand Massif**

**645 000 €uros**



## Contact

Contact about this property.

**Tel:**

**Email:**

# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 645 000 Euros       |
| <b>Status</b>                   | SOLD                |
| <b>Last updated</b>             | 29/08/2011          |
| <b>Area</b>                     | Grand Massif        |
| <b>Location</b>                 | Samoëns & Vallée    |
| <b>Village</b>                  | La Rivière Enverse  |
| <b>Bedrooms</b>                 | 6                   |
| <b>Bathrooms</b>                | 2                   |
| <b>Land area</b>                | 4000 m <sup>2</sup> |
| <b>Detached</b>                 | Yes                 |
| <b>Nearest skiing</b>           | 4 km                |
| <b>Garden</b>                   | Yes                 |
| <b>Drainage</b>                 | Septic tank         |
| <b>Annual Taxes (est)</b>       | 1 000 Euros         |
| <b>Energy efficiency rating</b> | D (191)             |
| <b>CO2 emissions</b>            | TBC                 |
| <b>Agency fees</b>              | Paid by the seller  |

## Property Description

Chalet Cravarin was constructed in 2000. It is a well thought out chalet which maximises its elevated position and splendid views and incorporates a wealth of features in its design and layout. This old fruit farm conversion has been set up so that it can be lived in as 2 apartments or as one large house, either way it works well. It would be easy to create a further 2 bedrooms and 1 bathroom upstairs to have a large catered chalet or B&B. The official energy rating is D and the current owners have carried out further works to insulate the house even more.

Situated above the hamlet of La Riviere Enverse and close to the ski village of Morillon. The popular town of Samoens is also nearby and has a good selection of shops, restaurants and bars, plus a weekly market. The Samoens valley is widely considered a good year round location as it offers an extensive range of both summer and winter activities. Geneva airport is approx. 1 hours drive from the chalet.

The chalet occupies a quiet location in an elevated position with extensive views, which can be enjoyed from both apartments. The ground floor apartment has a spacious terrace area and the first floor apartment benefits from a large balcony.

The accommodation comprises:

Ground floor: (apt 1) entrance, living room, dining area, kitchen, 3 bedrooms, shower room, WC.

First floor: (apt 2) living/dining room, kitchen, 3 bedrooms, bathroom, WC.

Outside the property there is a jacuzzi and large terrace. The total land area of the property is 4000m<sup>2</sup>.













