



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

Tel: +44 (0)208 123 2384

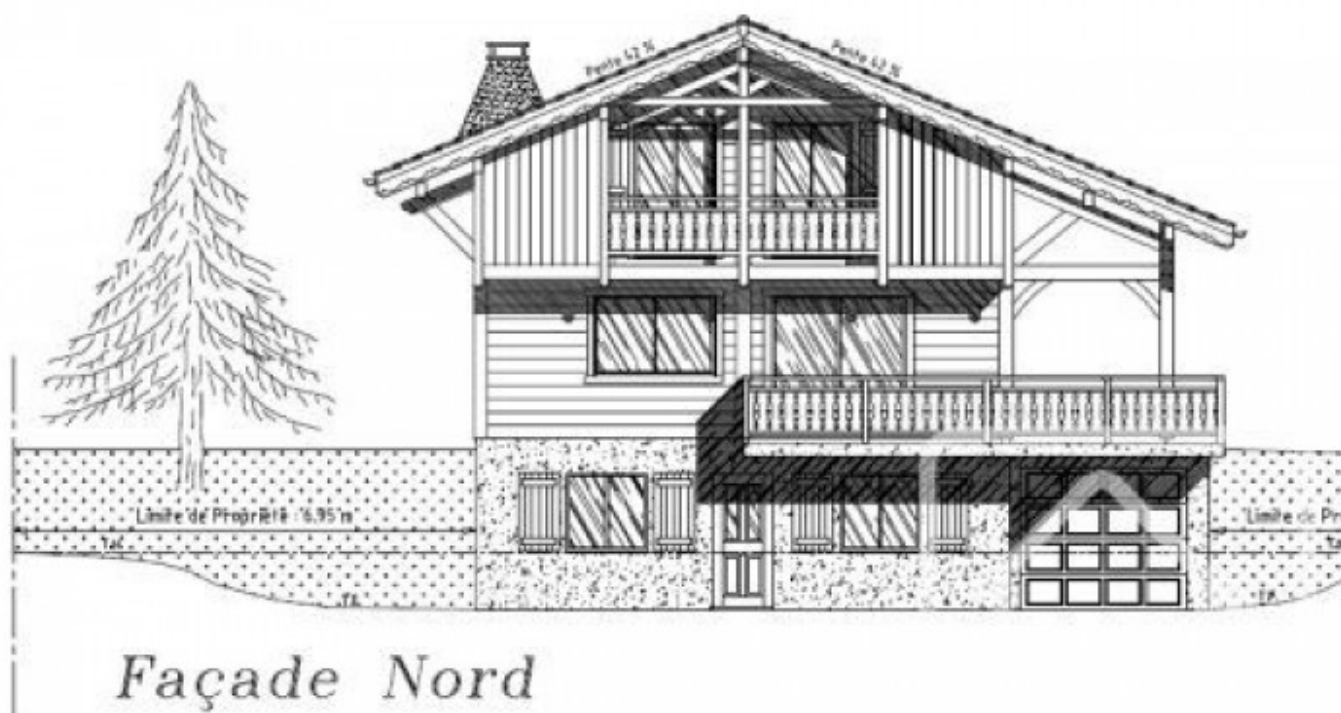
Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Langin

Bernex, Châtel & Vallée, Portes Du Soleil

475 000 €uros



Contact

Contact **Claudia Buttet** about this property.

Tel: 0033608523864

Email: claudia@alpine-property.com

Key Features

Price	475 000 Euros
Status	SOLD
Last updated	12/08/2010
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Bernex
Bedrooms	4
Bathrooms	2
Floor area	137 m ²
Land area	600 m ²
Detached	Yes
Nearest skiing	700 m
Garden	Yes
Garage	Single
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Bernex has its own alpine ski domain and lift system and is very popular with families. It is also a popular area for cross country skiing. In the summertime, the walking around Bernex and the surrounding mountains offers some stunning scenery and superb views of Lake Geneva. The nearest major town to Bernex is the very well known spa resort of Evian les Bains, which is situated on the lake. Geneva airport is approx. an hour and a half drive away.

Chalet Langin is a brand new, five bedroom chalet, being built by Chalets Dutruel, a respected local chalet construction company. The property is situated at the foot of the cross-country ski tracks at Bernex and 700m from the main ski lift.

The chalet has a habitable floor space of 137m² and is laid out on three floors, as follows:

Lower ground floor: entrance/playroom or possible 5th bedroom, bedroom, bathroom, WC, utility room, garage.

Ground floor: open plan living/dining room, kitchen, WC, access to large terrace/balcony area.

First floor: 3 bedrooms, bathroom, WC.

The land area of the property is 600m².

The chalet is due for completion in 2010. The heating will be electric and floors will be tiled throughout. The sale price does not include a kitchen as this is at additional cost and to the customer's specification.

Plan du sous-sol

Garage 18.56 m²
SHON 21.08 m²

Buanderie 7.31 m²

Entrée 17.76 m

Chambre 8.91 m²

WC 1.57 m²

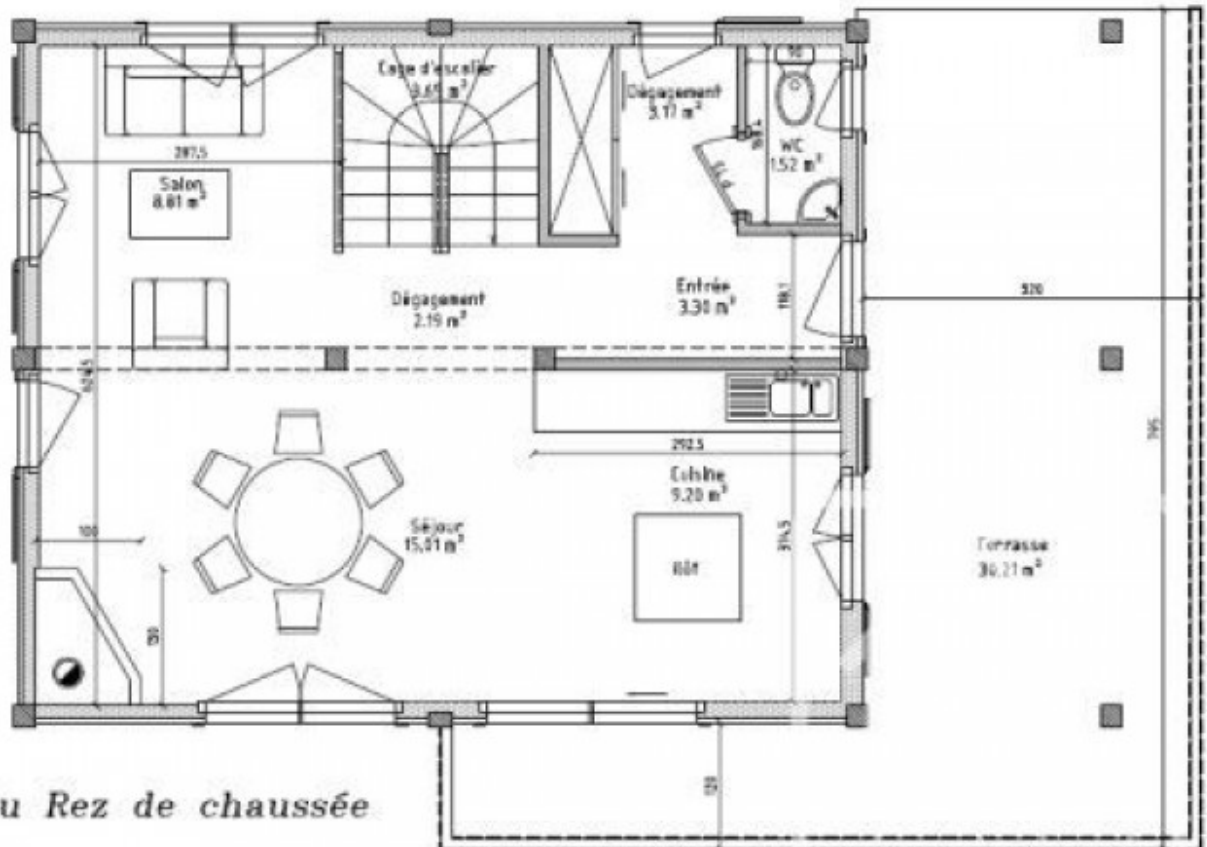
Bains 4.58 m²

Staircase: 1.14 m

Dimensions: 127.5, 317.5, 436.7, 267.9, 273.4, 267.9, 181.4, 195, 128/15.08, 100, 90/200, 180, 123/15.08, 150, 258/212 sectionnelle, 35.

Emprise au sol : 69.00 m²

Empreise ex set : 69,00 €



Plan de l'Etage

