



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 le Roc

Les Villards sur Thônes, Thônes, Aravis

325 000 €uros



Contact

Contact **Pernille Porte** about this property.

Tel: +33 6 32 66 01 45

Email: pernille@alpine-property.com

Key Features

| | |
|---------------------------------|---------------------------|
| Price | 325 000 Euros |
| Status | SOLD |
| Last updated | 14/12/2010 |
| Area | Aravis |
| Location | Thônes |
| Village | Les Villards sur Thônes |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Floor area | 120 m ² |
| Land area | 750 m ² |
| Detached | Yes |
| Heating | Oil fired central heating |
| Chimney | Open fire |
| Ski access | Ski bus |
| Nearest skiing | 6 km |
| Nearest shops | 50 m |
| Garden | Yes |
| Drainage | Mains drains |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Les Villards-sur-Thônes is a small village situated half way between Thones and the ski areas of Le Grand-Bornand and La Clusaz. The skiing is about 10 minutes away and the shores of Lake Annecy 20 minutes in the other direction. The village has a supermarket and a restaurant. The ski bus passes by on it's way to La Clusaz.

This chalet is split into 2 parts, the main chalet and an independent apartment.

The newly refurbished independent apartment is on the lower ground floor and consists of a bedroom, open plan living area and kitchen, bathroom and separate WC.

The main part of the chalet is on 3 floors, here the heating and hot water is provided by an oil fired boiler. The layout consists of:

Lower ground: Office/bedroom, boiler room and laundry room, access to garden.

Ground floor: Entrance, open plan kitchen and living area with doors onto a large decked terrace with a beautiful view, separate WC, office.

First floor: 2 large bedrooms, bathroom.

Externally there is a garden and a large workshop and 2 parking spaces in front of the house.













