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# Maison du Village La Forclaz

**La Forclaz, St Jean d'Aulps & Vallée, Portes Du Soleil**

**215 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	215 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	16/11/2011
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Forclaz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	90 m²
<b>Land area</b>	850 m²
<b>Detached</b>	Yes
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

The village of La Forclaz is perched above the Vallée d'Aulps, between Morzine and the lakeside town of Thonon Les Bains. The village does not have any shops but it does have a bar/restaurant right in the centre. Thonon and the lake are a 20 minute drive away, whilst Morzine and the main access points to the skiing in the Portes de Soleil are approx. 30 mins from La Forclaz. The nearest local shops are at Le Biot and St Jean d'Aulps and Geneva airport is approx an hour and twenty minutes by car.

Maison du Village La Forclaz sits in a commanding position in the village with balcony views stretching down to Lake Geneva. The property offers generous sized living accommodation but is in need of some modernisation and decoration. There is also an old farmhouse attached to the back of the main house, which is not currently habitable but could be renovated to provide further accommodation, storage or workspace, if required.

The accommodation comprises:

Ground floor: kitchen, boiler room, bathroom, separate WC, lounge/dining area, storage room, cellar, playroom.

First floor: 2 bedrooms and a large loft/barn area.

Outside, the property occupies a plot 850m2 of mainly flat land, including a vegetable patch.





























