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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Haven

**Saint Sigismond, Flaine & Les Carroz, Grand Massif**

**460 000 Euros**



## Contact

Contact **Liz Owens** about this property.

**Tel:** +33 6 79 78 47 79

**Email:** [liz@alpine-property.com](mailto:liz@alpine-property.com)

# Key Features

<b>Price</b>	460 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	30/03/2011
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Saint Sigismond
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	170 m <sup>2</sup>
<b>Land area</b>	1700 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	8.5 km
<b>Nearest shops</b>	8.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

The small, south west facing, village of St Sigismond sits in an elevated position and enjoys good views and excellent sunshine hours. The nearest skiing and shops are 8.5km away at Les Carroz and Geneva airport is less than an hours drive from the village.

Chalet Haven is a spacious property with a well maintained garden and superb views. The chalet, which is set out over 6 levels, has 170m<sup>2</sup> of living space plus an additional 90m<sup>2</sup> floor area on the lower ground floor. Outside, there is a brick paved terrace and a large, well established garden. The total land area with the chalet is 1700m<sup>2</sup>.

The accommodation in the chalet comprises:

Ground floor: Entrance hall, WC, fully fitted kitchen, dining area open to lounge with fire, large patio doors onto south & south west facing terraces. Underfloor heating.

Mid level: Double bedroom (with balcony) and bathroom opposite.

First floor: 3 bedrooms (2 with shared balcony) and further shower room.

Mezzanine: office or further bedroom

Lower level: garage with pit inspection area, laundry room (with water softener), further possible bedroom, cave

Basement: Huge workshop and games room.























