



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

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

# Chalet Serrand

**Thônes, Thônes, Aravis**

**595 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

**Tel:** +33 6 15 04 25 18

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

# Key Features

<b>Price</b>	595 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/09/2016
<b>Area</b>	Aravis
<b>Location</b>	Thônes
<b>Village</b>	Thônes
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Floor area</b>	270 m²
<b>Land area</b>	2400 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	13 km
<b>Nearest shops</b>	4.5 km
<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

A beautifully renovated 6 bedroom, 3 bathroom Savoyard chalet with 2400m2 of land, in the leafy commune of Les Clefs, 5 minutes from the bustling village of Thones, 20 minutes from La Clusaz skiing and 30 minutes from the historic lakeside town of Annecy.

This lovely property has been an ideal family home for the last 13 years but would also be a perfect choice as a Chambre d'Hôte for anyone only needing a 2 bedroom living area and wanting to earn a revenue with the rest of the chalet. There is plenty of room for both uses and the accommodation comprises:

Basement - Storage cellars.

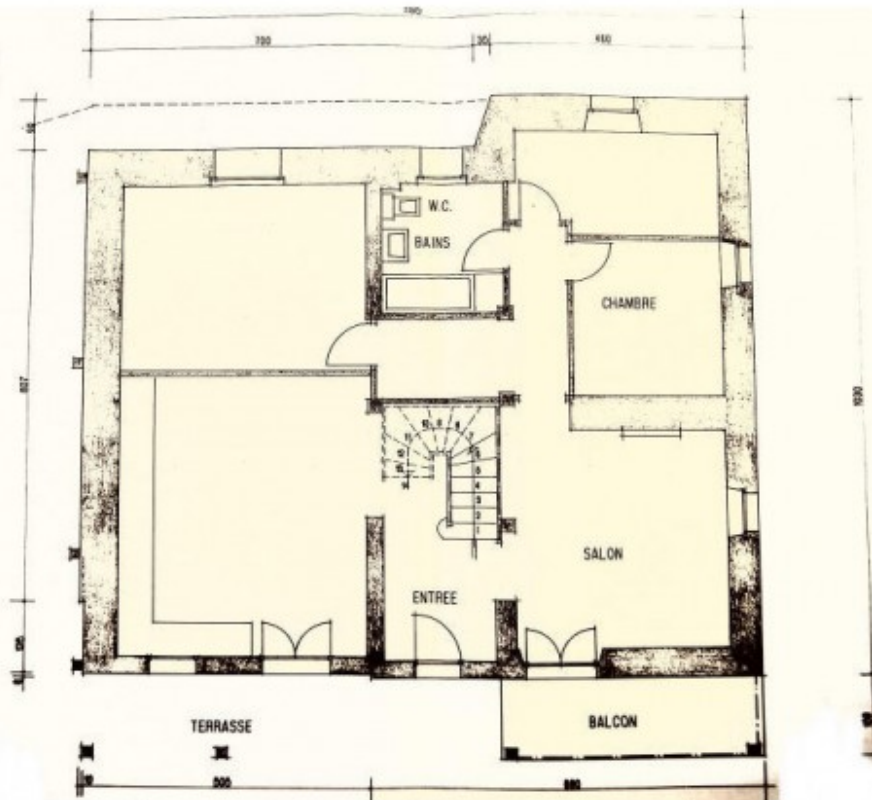
Ground level - Kitchen with island, office, dining room, 2 bedrooms, shower room with WC, Boiler room with new wood pellet burner. Outside there is a terrace, garden and 3 car parking area.

1st level - Large double height lounge with feature fireplace, 3 bedrooms, shower room and WC. South-facing balcony.

2nd level - Master bedroom with walk in wardrobe and ensuite bathroom/WC, TV games area, balcony.

The front section of land is constructible, with no COS (coefficient for development of the land) restrictions and room for a small chalet. There is also room to build a double garage at the end of the parking area, if required.

ECHELLE 1/50<sup>e</sup>  
REZ DE JARDIN  
PROJET D'AMENAGEMENT



AGE PROJETE  
Echelle 1/50<sup>e</sup>

