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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

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Maison de Village Thuy

Thônes, Thônes, Aravis

440 000 €uros



Contact

Contact **Steve Elsdon** about this property.

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Key Features

| | |
|---------------------------------|--------------------|
| Price | 440 000 Euros |
| Status | SOLD |
| Last updated | 25/04/2016 |
| Area | Aravis |
| Location | Thônes |
| Village | Thônes |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Floor area | 164 m ² |
| Land area | 848 m ² |
| Detached | No |
| Heating | Electric radiators |
| Chimney | Wood burning stove |
| Nearest skiing | 14 km |
| Nearest shops | 3 km |
| Garden | Yes |
| Drainage | Mains drains |
| Taxe foncière | 620.00 Euros |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Excellent value 164m² semi-detached 4 bedroom/2 bathroom, south-facing maison de village with a gorgeous mature garden and solar panels providing €2000 of free electricity year round. Perfect for a first family home. This original village house has faithfully served the current owners as their perfect family home for over 20 years but now the kids have grown up and it is time for another family to enjoy everything it has to offer.

The house is laid out:

Ground floor: Spacious farmhouse kitchen with French windows, separate lounge with wood burner and French windows, office and wet room shower/laundry. Large outdoor lean-to storage area and spacious, well maintained mature garden.

First floor: Large, light landing area easily turned into a 5th bedroom, bathroom with WC and towel warmer, 4 generous and light bedrooms coming off a wide hallway lined with large built in cupboards. Access to a vast attic of 75m² with conversion possibilities.

The house is 150m from the local primary school and 300m from the bus pick up point for the colleges 3km away in Thones.













