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# Chalet Sous Les Crêtes

**Habère Poche, Vallée Verte, Alpes du Léman**

**150 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

|                      |                     |
|----------------------|---------------------|
| <b>Price</b>         | 150 000 Euros       |
| <b>Status</b>        | SOLD                |
| <b>Last updated</b>  | 04/11/2016          |
| <b>Area</b>          | Alpes du Léman      |
| <b>Location</b>      | Vallée Verte        |
| <b>Village</b>       | Habère Poche        |
| <b>Floor area</b>    | 200 m <sup>2</sup>  |
| <b>Land area</b>     | 1490 m <sup>2</sup> |
| <b>Detached</b>      | Yes                 |
| <b>Ski access</b>    | On piste            |
| <b>Nearest shops</b> | 5 km                |
| <b>Garden</b>        | Yes                 |
| <b>Garage</b>        | Single              |
| <b>Drainage</b>      | Septic tank         |
| <b>Agency fees</b>   | Paid by the seller  |

## Property Description

This is a chance to acquire a genuine Chalet d'Alpage. Constructed in 1840 the building sits at 1260m altitude. Then it was a typical summer farmhouse used for bringing the cattle up to the alpine meadows, although apparently this farmhouse was famous for parties. The locals used to walk up from their villages to sing and dance here in the summer months. Access in winter is by snow-shoe or snow-mobile as the tarmac road becomes part of the ski piste during the winter season. In summer you can drive to the door.

As a chalet d'alpage this property has development restrictions, despite the work that has been done, the habitable space most likely will have to remain as it was originally, approximately 70m<sup>2</sup>. This is a property to buy for its outstanding location and views.

The main renovation works have all been carefully undertaken, leaving an extremely sound structure as a blank canvas. The lower level has been extended into the mountainside and a garage added. The roof is new, reinforced cement floors and pillars have been poured, the surrounding land has been levelled. A new septic tank installed and a new water reservoir installed which is connected to an existing water source. All the existing beams have been cleaned and sand blasted. An electricity supply needs to be arranged, solar panels may be possible, or perhaps a generator.

The property is situated in the ski area of Les Habères/Hirmentaz. A 5 min skidoo ride would connect you to the nearest parking, in summer the village of Les Habères would be 10mins, Geneva airport would be around 55mins drive.

































