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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Les Granges

Habère Poche, Vallée Verte, Alpes du Léman

325 000 €uros



Contact

Contact **Anna Allen** about this property.

Tel: +33 6 12 79 07 63

Email: anna@alpine-property.com

Key Features

Price	325 000 Euros
Status	SOLD
Last updated	04/05/2018
Area	Alpes du Léman
Location	Vallée Verte
Village	Habère Poche
Bedrooms	2
Bathrooms	1
Floor area	82 m²
Land area	1250 m²
Detached	Yes
Heating	Underfloor heating
Nearest skiing	300 m
Nearest shops	2 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	F (391)
CO2 emissions	C (21)
Agency fees	Paid by the seller

Property Description

This pretty chalet was built in 2007, it is on 3 levels. The external steps lead from the parking area to the front door. This opens into a small hall area with a WC, the stairs to the first floor, stairs to the cellar and garage, corridor the kitchen and open entrance into the living area. The living area is 26m2 with plenty of light. It has a chimney prepared for a wood burning stove and French windows opening onto the terrace and balcony. The kitchen is semi-open plan.

The lower level has a double garage with windows, a large cellar and a laundry area. The 1st floor has two bedrooms with balconies a separate WC and spacious bathroom with shower and bath.

The garden is sloping and enclosed with a large South facing terrace that capitalises on the views. The property is well insulated, and is heated by electricity. It has under floor heating on the ground floor and modern storage heaters on the first floor. It is situated in a small close of different styled chalets.

The chalet is only 300m walk from the ski area of Les Habères/Hirmentaz, 54km of skiing on your doorstep. Also it is just 1.5km from the village centre of Habère-Poche with its bar/restaurants and shops. This property is ideally placed at the head of la Vallée Verte between Thonon-les-Bains (and the lake-side 19km) and the centre of Geneva (35km). The nearest ski slope (Les Habères) is 300m away. Other local ski areas easy to drive to are the Roc d'Enfer circuit(15mins) Le Massif des Brasses (15mins). Other larger resorts such as Sommand/Praz de Lys, Les Portes du Soleil, Le Grand Massif, St Gervais are 30/50mins drive.

























