



Bernex - Chalet of 132 sq.m - Mountains view - 3 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

EXCLUSIVE RIGHTS - In Bernex, the "Charmet" sector, we offer you a Chalet with panoramic views of the mountains.

Just 15 minutes from Évian-les-Bains, in the heart of a family ski resort which combines sporting activities and village life all year round.

This beautiful chalet was built in 1997, by a renowned local company, in a quiet and wooded environment, with a dominant position on the SOUTH slope.

To the qualities of insulation and development, have been added sought-after and elegant finishes, which give this chalet a remarkable presentation.

The different terrace areas will allow you to enjoy sunshine throughout the day. There is also a shaded terrace at the back of the chalet.

This chalet of 132 m<sup>2</sup> is spread over 3 levels:

The main level offers you a large, very bright living room facing SOUTH and giving access to a semi-open fitted kitchen with a dining area. A superb ceramic stove adorns and warms the room very pleasantly. An office converted into a bedroom and a bathroom complete this level.

Upstairs, you will find two bedrooms, one of which has a balcony and a panoramic view of the resort, a mezzanine, as well as a large bathroom.

On the ground floor you will find a SOUTH-facing apartment, with a living room with kitchenette and dining area, a bedroom and a bathroom.

The chalet has a large garage, a cellar, a laundry space. Outside there is a spacious courtyard.

For lovers of nature, sports activities, calm and the sun, this quality chalet is made for you...

## FEATURES

Type de bien:	Chalet	Surface:	132.0 m <sup>2</sup>	Terrain:	956.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€933.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 380kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$2,660.00 et \$3,660.00

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