



Bernex - Ski resort - Family chalet with an independent one-bedroom apartment - Mountain and village view - 6 bedrooms



SELLING PRICE : €850,000

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SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : 04 50 26 26 26
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1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Located in Bernex, a charming ski resort near Évian-les-Bains, this family chalet of over 300 sq.m will seduce you. It enjoys a beautiful view of the ski resort and the surrounding area.

Built on 3 levels, the chalet is very well designed; it offers on the ground floor an independent entrance leading to a Type T2 apartment with a bedroom, a bathroom, a living room, a kitchen dining room and a private parking space. This apartment can be rented or used as a caretaker's house.

On the 1st floor, you will discover a very beautiful living room with fireplace, bringing together the charm of the old thanks to the beams and its stone walls. This central room is bright because it opens onto a long balcony with a breathtaking view. A separate kitchen, a bedroom with bathroom and storage complete this level.

On the 2nd floor, the sleeping area offers 5 additional bedrooms and 3 bathrooms, to receive your friends or family in very good conditions. 3 of the 5 bedrooms open onto the south-facing upstairs balcony.

A wellness area, a garage and a beautiful plot of 917 sq.m complete this property.

To visit without delay.

FEATURES

Type de bien:	Chalet	Surface:	302.16 m ²	Terrain:	917.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	7 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 389kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : C kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$4,770.00 et \$6,510.00

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