



HABERE-POCHE - Gîte at the foot of the slopes for 15 people - 5 beds + 5 bedrooms



SELLING PRICE : €1,100,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Green Valley. In a family ski resort 30 minutes from Thonon-les-Bains, this gîte, ideally located in a quiet area, was completely renovated in 2016.

This large 4* chalet-Gîte offers:

On the ground floor the gîte offers a 79 sqm living room with fireplace, which can accommodate 30 people, a bar, a semi-professional kitchen. On this level there are two bedrooms, one with a private bathroom, and the other approved for P.M.R. with a bathroom.

On the lower ground floor, the sleeping area has 3 bedrooms, each with a terrace and a private bathroom. A sauna with adjoining shower, a laundry room, a technical room, two cellars and a workshop for mountain bike repairs complete this level.

Upstairs is a dormitory with 5 beds.

A large terrace surrounds the south and west sides of the property with a sunny outdoor jacuzzi. This property is located at the foot of the ski slopes, at the start of hiking trails, mountain bike trails, etc.

The property is sold furnished and equipped which will allow an ideal transfer, with reservations in progress for the year 2024 to the tune of €60,000.

Profitability sheets from previous years are available to buyers.

FEATURES

Type de bien:	House	Surface:	255.57 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,485.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	5 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 280kWh/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 \$3,720.00 et \$5,080.00

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