

BARNES ARAVIS - LE GRAND-BORNAND - NEW CHALET

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SELLING PRICE : 1 550 000 €

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310 ROUTE DU COL DES ARAVIS, 74220  
CLUSAZ  
74220 LA CLUSAZ



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## DESCRIPTION

Close to the center of Chinaillon and the ski slopes, this new chalet of 163 m<sup>2</sup> (floor area) offers a warm, contemporary atmosphere for welcoming family or friends.

Set in a cocoon of greenery with 3 other high-end semi-detached chalets, it comprises 3 levels.

On the ground floor, a fully-equipped independent studio with bedroom, shower room, living room and double garage with ski room.

On the garden level, an entrance hall, a laundry room and an open-plan living area featuring a fitted kitchen, dining room and lounge around a wood pellet stove. The sheltered terrace is an extension of the living area, ideal for relaxing after a day's sport.

On the 1st floor, three bedrooms, each with shower room or bathroom, provide optimal comfort.

Two parking spaces complete this outdoor property.

Quality materials, enhanced by functional, modern fittings, make this chalet a haven of peace, ideal for enjoying winter and summer in the mountains.

Geneva airport 1 h and Lake Annecy 45 minutes away.

EPD in progress.

Information on the risks to which this property is exposed is available at <https://www.georisques.gouv.fr/>

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 127 m <sup>2</sup>
Land area (m <sup>2</sup> ) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : 3 m <sup>2</sup>	Elevator : No	Swimming pool : No
Number of lots : 4	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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