

BARNES ARAVIS - LE GRAND BORNAND - TRADITIONAL CHALET

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SELLING PRICE : 1 480 000 €

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



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## DESCRIPTION

Close to the Chinailon ski area and village center, this authentic 19th-century chalet enjoys panoramic mountain views and plenty of sunshine.

With a surface area of approx. 225 m2 spread over 3 levels, it is composed as follows:

On the ground floor, the main house opens onto an entrance hall, a living room with wood-burning stove and dining area, a kitchen, a master bedroom with shower room and toilet, 2 bedrooms (one double), a bathroom and toilet.

It continues on the 1st floor with a large, high-ceilinged room comprising a dining room, a living room with wood-burning stove, a semi-open kitchen, a bedroom with access to a balcony, an office area, a shower room and a toilet.

On the garden level, independent access to a studio comprising kitchen-living room with fireplace, shower room, WC and terrace.

Possibility of separating the main house into 2 separate apartments (for a total of 3 apartments) for rental purposes, or retaining the configuration of a family chalet.

A storage room and a mazot are also available, on a plot of over 1000m2.

Bus stop nearby.

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

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 225 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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