

MODERN LIGHT-FILLED CHALET WITH PANORAMIC VIEWS, HUGE GARAGE FOR BUSINESS POTENTIAL NEAR THÔNES, ANNECY & SKI

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PROPERTY FACT FILE

REFERENCE	A41673MAS74
PRICE	€ 898,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	174 m²
LAND	893 m²
TOWN	Les Villards-sur-Thônes
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Detached, Close to ski resort, Less than 15 mins to ski

*Price based on current exchange rate which is subject to change





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- Large light-filled modern chalet built in 2012
- Panoramic Aravis mountain views
- Exceptional 110 m² double garage
- Business, storage or camper van potential
- Close to Thônes, ski resorts and Lake Annecy

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Discover this modern, light-filled chalet built in 2012, offering a total floor area of 174 m² (131 m² Loi Carrez), an exceptional additional utility area of 147 m², and a 66 m² sun-drenched terrace. Set on an 893 m² plot with panoramic views across the Massif des Aravis, the property features open-plan living, generous volumes and outstanding



DESCRIPTION

This modern chalet, constructed in 2012 using quality materials, offers a bright and welcoming interior arranged over multiple levels. The main living space features an open-plan séjour and kitchen, flooded with natural light and opening onto a generous terrace and garden, creating a seamless connection between indoor and outdoor living. The layout currently provides two bedrooms, a mezzanine, multiple bathrooms and practical ancillary spaces, with clear potential to reconfigure the property into a four or even five-bedroom home, subject to your needs.



A feature unique to this property is the vast 110 m² double garage, equipped with impressive double height doors and complemented by a cave, remise and extensive external parking for up to eight vehicles. This space is perfectly suited for running a business, storing multiple vehicles, housing a camper van, or being reimagined to suit a different lifestyle vision. A large buanderie with WC and shower room further enhances the property's versatility.

Externally, the chalet enjoys a wraparound garden, terrace and a large gravelled forecourt, offering further scope for landscaping or reconfiguration to increase outdoor living space. Throughout the property, panoramic mountain views provide a constant backdrop, reinforcing its privileged position in the heart of the Aravis.

Set in Villard-sur-Thônes, between Thônes and Saint-Jean-de-Sixt, the location offers a rare balance of tranquillity and accessibility. Mountain trails...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41673MAS74

COMPLETE FILE AND PHOTO ON REQUEST

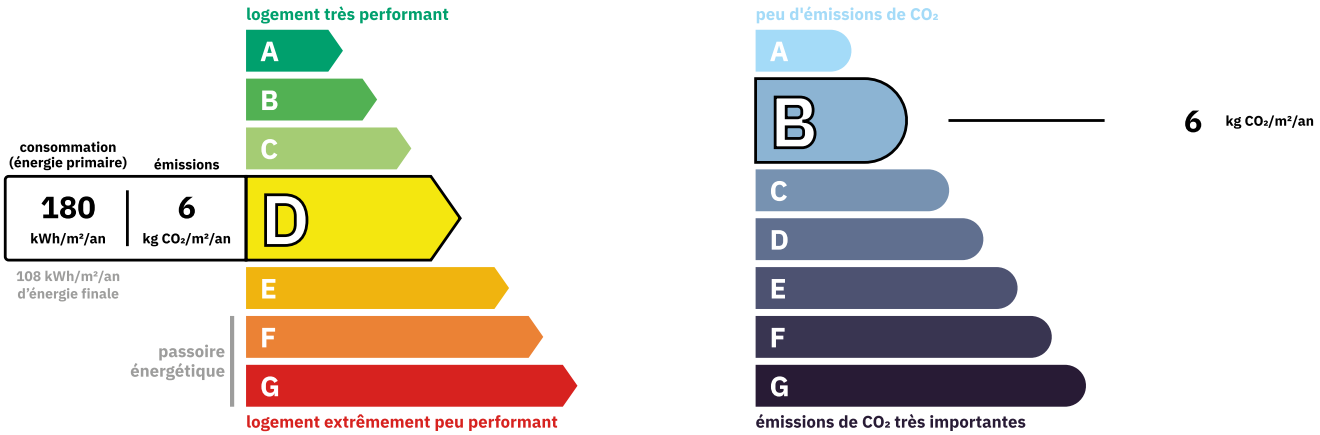
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1570 € and 2190€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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