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

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A41673MAS74 |
| PRICE | € 898,000<br>£ 0*<br>*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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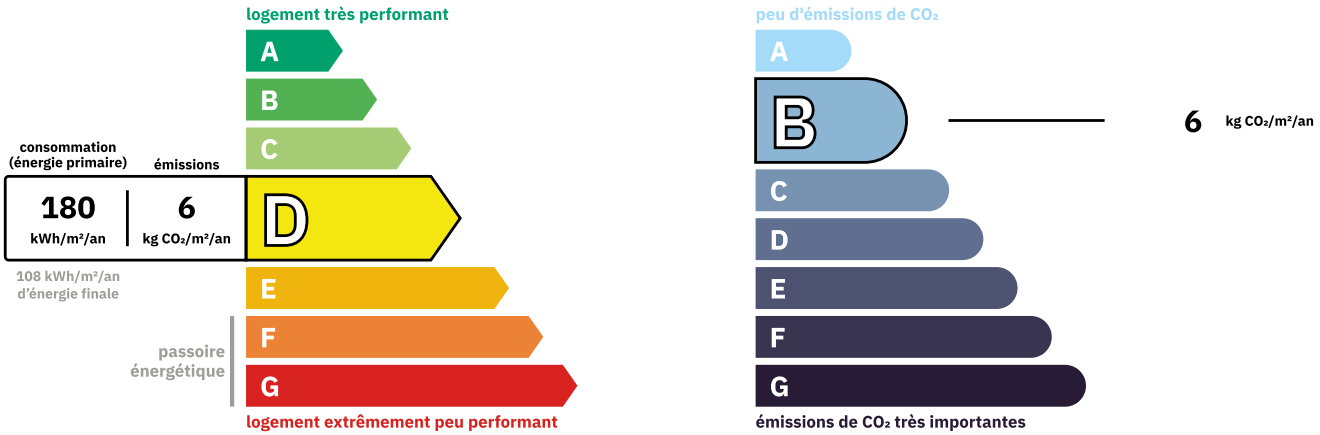
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




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

# NOTICE

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# CONTACT

**Réf :A41673MAS74**

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