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Chalet-Gîte with lake view surrounded by nature

Saxel , Haute-Savoie , Auvergne-Rhône-Alpes



€789,000

inc. of agency fees

6 Beds 1 Baths 345 sqm 0.72 ha

It is in a dominant position, on the heights of Saxel from 1150 m above sea level, 5 km from Boège and 10 minutes from Bons-en-Chablais that this chalet of 345 sqm of useful space and 238 sqm of living...

At a Glance

Reference	MFH-ALPEA1388EA	Near to	Saxel	Price	€789,000
Bed	6	Bath	1	Hab.Space	345 sqm
Land	0.72 ha	Pool	No	Land Tax	N/A

Property Description

It is in a dominant position, on the heights of Saxel from 1150 m above sea level, 5 km from Boège and 10 minutes from Bons-en-Chablais that this chalet of 345 sqm of useful space and 238 sqm of living space is located. This former equestrian lodge, then restaurant of the former local ski resort, benefits from a rare setting, surrounded by nature. Its 7155 sqm of land offers a breathtaking view of the lake and the Jura, a

forest area at its doorstep, all in a rejuvenating calm. Following the natural slope of the terrain, the three levels of the chalet are directly accessible from the outside. The 84 sqm terrace, facing south-east, borders the main entrance and enjoys a breathtaking view of the lake and the Jura. The golden hues of the larch that dress the chalet and the railing that borders this extraordinary outdoor space blend naturally into the setting and are the promise of an equally warm interior.

From the front door, the open volumes of the living room, which are magnified by a high ceiling, are striking. The living room of 84 sqm and its magnificent insert fireplace dressed in slates, enjoys a breathtaking view of the lake and the Jura. No less than seven large glass openings border this space, allowing light to pass through it from all sides, and to highlight the exceptional herringbone ceiling that crowns the whole. In the extension of this living space is the professional size kitchen, fully open, fitted and equipped. It has a Falcon kitchen piano, a central island with a dining area and a spacious granite worktop. A pantry-laundry room, an independent WC to PMR standards complete this level.

The lower floor offers a large room of 52 sqm, lined with bay windows and facing South-West offers many possibilities for development (division into bedrooms, additional living room, etc.). Largely renovated (the interior insulation, the electricity, the joinery and the bleached oak parquet flooring have already been carried out), the remaining fittings will make it possible to fully appropriate the premises. The parental suite on this level is spacious (more than 43 sqm) and bright. This private space, equipped with a dressing room, a bathroom with walk-in shower and bathtub, seems like a bubble open to nature: thanks to the bay windows that border it, this real cocoon enjoys a view striking lake. A technical room, a cellar that can be used as a ski room and two toilets complete this level, also benefiting from direct access to the outside. The ground floor, the lowest level, offers 4 bedrooms, two of which are already furnished with their own bathroom. All benefit from an independent entrance, perfectly suited to a gîte or bed and breakfast activity. This chalet underwent substantial renovation work between 2016 and 2021. The most expensive and technical poles have already been carried out by qualified professionals or high-quality materials: new sheet metal roof, interior insulation, replacement of joinery and installation of roller shutters, electricity, plumbing, septic tank brought up to standard, installation of a Viessmann oil boiler, opening and fitting out of the kitchen, fitting out of one bathroom and two shower rooms, maintenance and fitting out outdoor spaces.

Only a few interior fittings remain to be done, in order to personalize this extraordinary property, according to one's tastes and desires. A carport, a boiler room, an 84 sqm workshop that can be renovated and converted into an outbuilding or additional gîte and ten outdoor parking spaces complete this property.

This unique chalet-gîte will appeal as much to nature lovers looking for a place to disconnect while remaining close to amenities and Geneva, as to investors looking for a gite project or other commercial activity conducive to being developed. in a 100% natural setting.

ENERGY CLASS : C / CLIMATE CLASS : C.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR2'100 and EUR2'910.

More files on request.

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ESPACES ATYPIQUES GENEVOIS - LÉMAN.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€789,000

Key Information

Internal Area:	345 sqm
Land Area:	0.72 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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