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# Chalet Maison Jaune

**Bonnevaux, Châtel & Vallée, Portes Du Soleil**

**445 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	445 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	22/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Bonnevaux
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	83 m²
<b>Land area</b>	743 m²
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	6 km
<b>Nearest shops</b>	85 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	443.00 Euros
<b>Energy efficiency rating</b>	G (496)
<b>CO2 emissions</b>	G (114)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Maison Jaune, Bonnevaux, is a spacious, comfortable farmhouse built in 1912 from local stone and wood. It's extremely well located; tucked into a sun filled plateau in the glorious Abondance Valley. Chatel, Morzine, Abondance and Lac Lemman (Evian) are on your doorstep, so it is the perfect base for exploring the mountains and Lac Lemman coast.

This cosy, well established family farmhouse reflects both Haute Savoie charm, and with further renovation, offers the opportunity of presenting itself as a luxury chalet with a beautiful view onto Mont Grange.

The house is arranged over three levels and comprises;

Top Level: Grange of around 100 m2. Currently used as storage but perfect for renovation and inclusion into the main house. Ceiling height is sufficient for an additional mezzanine. Plans previously approved for renovation.

Main Level: 83 m2. Two bedrooms; bathroom; toilet; large lounge; large kitchen; passageway; rear patio

Basement Level: 50m2. Bedroom; Laundry/Boiler/Boot Room; Storeroom. Each of the three rooms is approximately 16m2 in size

Exterior: Parking space for two cars, garden shed and garden area of 770 m2.

This property would serve well as both a primary residence, and a holiday home.



























