



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 4,372,340.39

### Location

Pays:	France
État/Région/Province:	Auvergne-Rhône-Alpes
Ville:	Annecy
Indicatif régional:	74450
Soumis:	14/11/2024

### Description:

This new chalet of 331 m<sup>2</sup> of living space and its 20 m<sup>2</sup> mazot is located in the very authentic Bouchet Valley, on one of the last large building plots of 1,773 m<sup>2</sup> in a listed hamlet made up exclusively of five 18th century farms.

It is arranged as follows on 3 levels:

- In the Basement: a garage of 83 m<sup>2</sup> (3 vehicles), a ski room, a cellar, a wine cellar, an airlock, a living room, a sauna, a hammam, a shower, a laundry room, a technical-room, a toilet ;
- On the ground floor: an entrance, a living room of 81 m<sup>2</sup> (a kitchen opening onto the dining room) and a double cathedral living room with a through fireplace giving access to a south-east terrace of more than 47 m<sup>2</sup> ;
- Upstairs: a gallery, a mezzanine, 2 suites with bathrooms WC and a master suite of more than 35 m<sup>2</sup> with bathroom-shower-WC, dressing-room.

3 km from the center of Grand-Bornand, 5 minutes from the Rosay cable car (slope departure), 1 km of the 9-hole golf course, 2 km from cross-country ski trails.

30 minutes from Lake Annecy, 70 minutes from Geneva airport.

This chalet and its mazot are available for delivery by the end of 2025.

- Modular plans / tailor-made creation possible.



- Rental study and descriptive notice on request.

To organize a visit or for more information, contact us today.

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	331.38 m <sup>2</sup>
Dimesions du lot:	1773 m <sup>2</sup>

## Room details

Total rooms:	8
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/SEQD-T25577/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T25577/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15587424
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