

PAYS DE GEX: Charming Chalet for sale 250 m2, plus studio for rent, on 2 142 m2, stunning view on lake, Alps

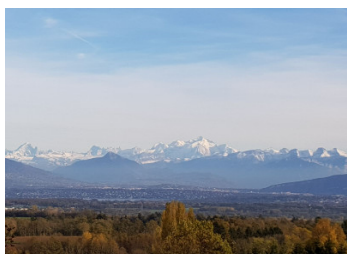


INFORMATION

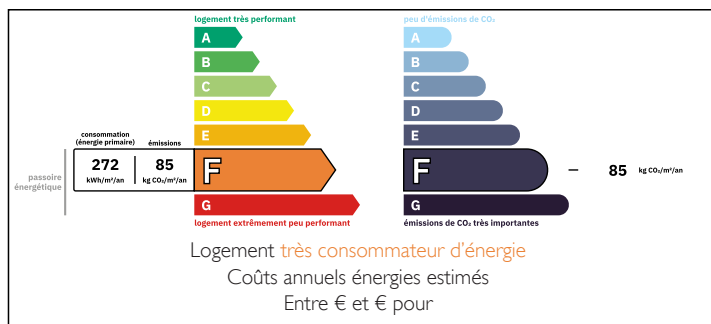
Town:	Gex
Department:	Ain
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	2142 m2

IN BRIEF

GREATER GENEVA: Rare on the market: Modern chalet with 4 bedrooms, 2 large salons, sauna, hammam + new guest house with 2 bedrooms, stunning view on the Alps in the middle of nature, land of 2142 m2.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This exceptionally beautiful, privately secluded Chalet located at a Cul-de-Sac in Meribel, a subdivision of Gex. The property is 20 minutes from Geneva.

Ground floor: large entrance hall, newly done kitchen with wood burner, salon with the fireplace has a fantastic view on the Alps and the Geneva lake. The master suite is generous with a sauna (with panoramic view) and a steam-bath.

Lower floor has 3 bedrooms, bathroom WC, the double garage is transformed into independent studio.

Heating of chalet includes an oil-fired boiler with a radiators throughout the house; a wood-burning stove in the kitchen and an open-fire place in the living room.

NOTES

The back of the property runs parallel with the Jura National Park, lending itself to hiking, skiing and bountiful and delicious mushrooms hunting during the autumn. The property, because of its nearness to the Park, enjoys frequent and curious visits of deer who are not ashamed of food-begging when hungry. The chalet's views are magnificent, including the Lake of Geneva, the Mont Blanc and Alps and Jura. A recently constructed tennis court provides a community activity (if so desired) with eager tennis neighbours.

The property is surrounded by bountiful and mature pine trees with a separate garden-terrace; the garden gives it a feeling of stunning nature.

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