LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41673MAS74 Price: 898 000 EUR

agency fees to be paid by the seller

Modern light-filled chalet with panoramic views, huge garage for business potential near Thônes, Annecy & Ski















INFORMATION

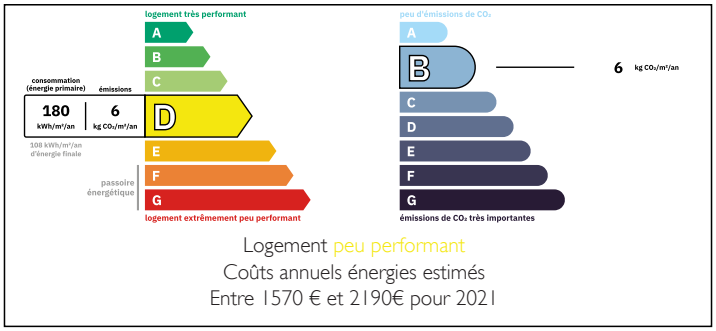
Town:	Les Villards-sur-Thônes
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	174 m2
Plot Size:	893 m2

IN BRIEF

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 natural light, combining contemporary comfort with remarkable flexibility.

Ideally positioned between Thônes and Saint-Jean-de-Sixt, the chalet offers immediate access to schools, shops and year-round outdoor adventure, while remaining within easy reach of Lake Annecy, ski resorts and Geneva. Whether as a family home, a lifestyle base, or a property supporting professional or recreational needs, this is a rare opportunity in a highly sought-after Alpine setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1570 € et 2190€ pour 2021

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.

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NOTES

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, cycling routes and ski resorts are on the doorstep, while Lake Annecy is just 20 minutes away and Geneva approximately 50 minutes, making this an ideal base for both everyday living and international connectivity.

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