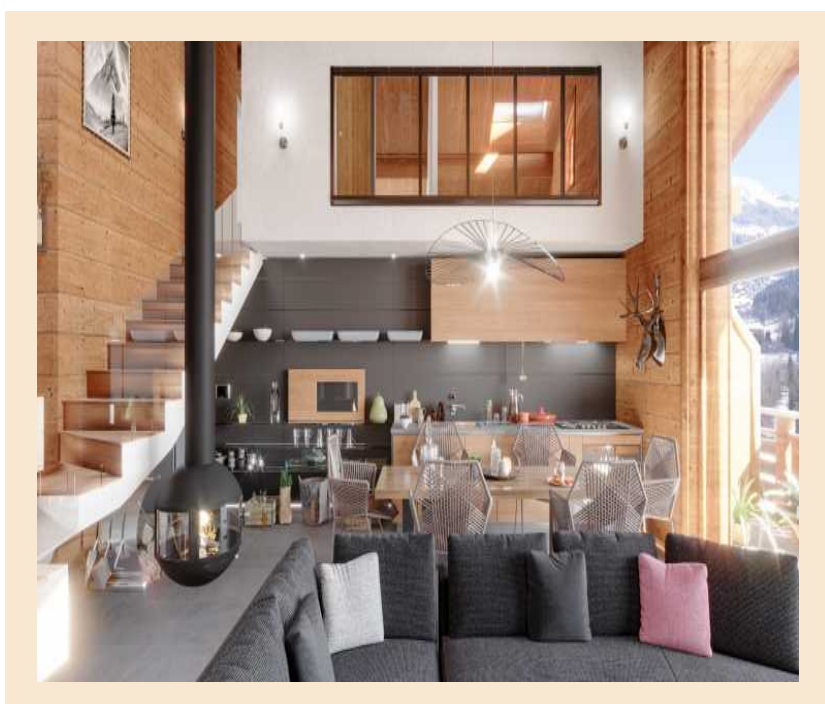


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Charming duplex on top floor le grand-bornand

Le Grand Bornand , Haute-Savoie , Auvergne-Rhône-Alpes



€599,000

inc. of agency fees

3 Beds 1 Baths 90.81 sqm

Charming duplex on top floor le grand-bornand

At a Glance

Reference	MFH-BUR-C3721-C301	Near to	Le Grand Bornand	Price	€599,000
Bed	3	Bath	1	Hab.Space	90.81 sqm
		Pool	No	Land Tax	N/A

Property Description

Just a stone's throw from Le Grand-Bornand, a village resort with a remarkable heritage, discover the Angelus chalets.

Facing the Aravis mountain range, the landscapes are in a natural territory offering a huge playground for children and adults, summer and winter. From the one bedroom to the three bedrooms, these apartments offer a perfect mix between traditional Savoyard architecture and modern volumes and openings. You will enjoy a beautiful mountain view thanks to the large windows, blended in a clever marriage between stone and wood. Garages and indoor/outdoor parking spaces are not included. This beautiful 90m² duplex is located on the top floor of a new modern and spacious chalet complex. The apartment consists of a very large living room open on the kitchen, 3 bedrooms, a shower room and a balcony on the lower level. Ideal to enjoy the exposure and the view on the surrounding mountains. Recovery of VAT possible. Non contractual visuals.

KEY POINTS:

Apartment new build.

Exposure

Mountain view

Authentic architecture

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€599,000

Key Information

Internal Area:	90.81 sqm
Floor:	2
Property Features:	
• Fireplaces:	1

Location: Auvergne-Rhône-Alpes



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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