

Bright spacious 3-Bedroom Duplex with Balcony, Garage & Mountain Views Steps from the Pistes in Chinaillon



INFORMATION

Town:	Le Grand-Bornand
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	84 m2
Outside Space:	7 m2

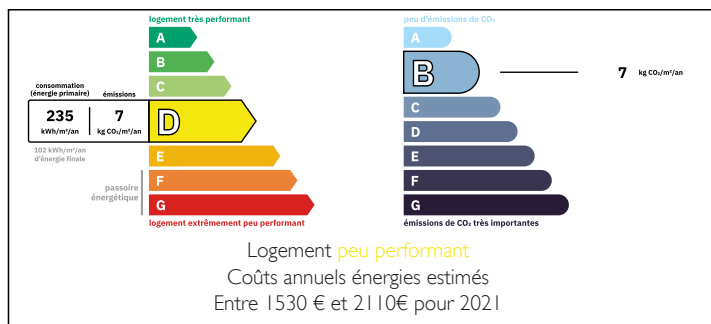
IN BRIEF

Discover this bright and spacious three-bedroom duplex located just steps from the pistes in Chinaillon, part of Le Grand-Bornand in the Massif des Aravis. With dual-aspect mountain views, a balcony, and a generous living area, it blends Alpine charm with everyday comfort. A private garage, cellar, and access to an unusually large ski-locker room add convenience rarely found this close to the lifts.

Just moments from shops, restaurants, hiking trails, village amenities and two main chairlifts, it offers an enjoyable lifestyle in every season. Ideal for holidays, extended stays, or year-round living, it combines Alpine tranquillity with quick access to the valley, Lake Annecy, and Geneva.

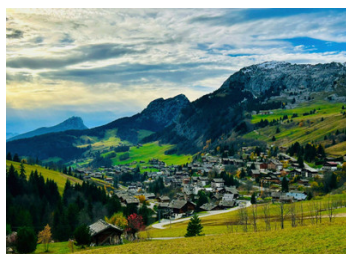
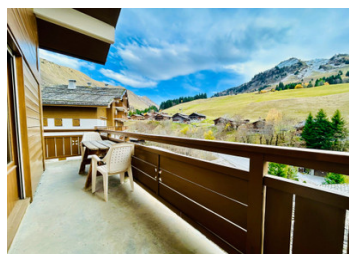


ENERGY - DPE



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 inviting three-bedroom duplex of 83.88 m² Loi Carrez (86.42 m² total floor area) offers an exceptional opportunity to own a light-filled Alpine home in the heart of Chinaillon, within the Massif des Aravis. With direct pedestrian access to the village and near-instant access to the pistes, it combines everyday comfort with true mountain convenience.

The main level features a bright living room and kitchen opening onto a south-facing balcony with panoramic views of the Aravis peaks. A bedroom, bathroom and WC complete this floor. Upstairs, two additional bedrooms, a second bathroom and a landing area provide flexible sleeping and relaxation space for families and guests.

Practicality is a key strength: the property includes a private underground garage, an independent cellar and access to an unusually large ski-locker room. Well maintained and in good overall condition, it requires no immediate work and can be enjoyed from day one.

Perfectly located in the village centre, the residence benefits from exceptional dual access: one entrance opens directly onto the high street with its bakeries, shops, restaurants and essential services, while the other leads almost directly to the pistes, with the Châtelet and Floria chairlifts less than one minute's walk in ski boots.

Chinaillon offers outstanding skiing and a welcoming year-round community. Le Grand-Bornand, Saint-Jean-de-Sixt and Thônes are only minutes away, with easy reach of Lake Annecy (around 35 minutes) and Geneva (about 70 minutes), making international travel and everyday living both practical and appealing.

Whether you are searching for an Alpine...

LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: EUR

NOTES