LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL 280M² CHALET FOR SALE BETWEEN THE CENTER OF CHÂTEL AND SKI LIFTS WITH 4 BEDROOMS AND PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A38963JEH74
PRICE	€ 1,908,500 £ 0* *agency fees included: 0 % TTC to be paid by the buyer (1 920 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	245 m²
LAND	641 m²
TOWN	Châtel
DEPARTMENT	
LOCATION	Village property
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Mountain view

*Price based on current exchange rate which is subject to change





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- Close to all amenities
- architecture thoughout down to the smallest detail
- High-speed Internet
- En suite bathrooms throughout
- top 3 largest ski areas in the world

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In the heart of the Portes du Soleil Discover this superb 280 m² (245 m² habitable) chalet, enjoying an idyllic location in Châtel. Its location close to the slopes offers optimal sunshine and breathtaking panoramic views across the entire valley.
Access to Lake Vonnes or the village center is easy on foot. It's hard



DESCRIPTION

VIDEO LINK : https://youtu.be/Exy5ClehkJs

Ideally located near the main ski lifts leading to France's second largest ski area, Les Portes du Soleil, while also being a stone's throw from the center of Châtel, a typical village, and Lake Vonnes, the starting point for some of the valley's most beautiful hikes, this superb 315 m² chalet (including 265 m² of living space, according to the Carrez law) elegantly combines the traditional charm of Alpine architecture with contemporary materials and tasteful decor. It is an ideal living space for families or anyone seeking peace, comfort, and easy access to all amenities, as well as world-renowned ski slopes.



Built in 2015, this detached chalet was designed in an authentic Alpine style, combining wood and stone with a warm yet modern aesthetic.

On the top floor: accessible via a beautiful staircase, are four bedrooms, all with private bathrooms, custom-designed with high-quality materials.

The middle level: is organized around a spacious living room centered around a central fireplace that creates a cozy atmosphere.
This room, equipped with underfloor heating, opens onto a large southwest-facing terrace, bathed in light and offering breathtaking views of the mountains and the Châtel Valley.
The modern and well-designed open-plan kitchen features a practical utility room. This level also houses an office or reading nook, which can be converted into an additional bedroom with bathroom initially intended for this purpose

On t...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38963JEH74

COMPLETE FILE AND PHOTO ON REQUEST

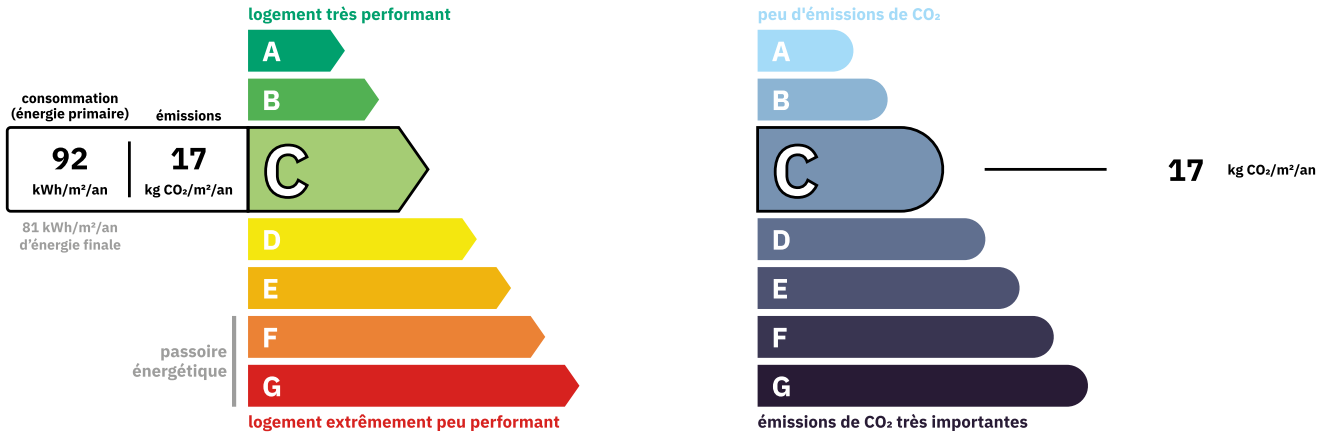
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1440 € and 2010€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A38963JEH74
FILE COMPLETE AND PHOTOS ON REQUEST

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