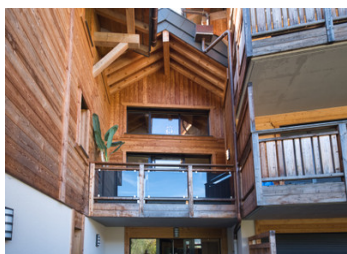


Exceptional five-bedroom apartment, 127 m in Châtel – in the heart of the Portes du Soleil



## INFORMATION

Town:	Châtel
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	127 m <sup>2</sup>
Outside Space:	48 m <sup>2</sup>



## IN BRIEF

This newly completed apartment, with a surface area of 127 m<sup>2</sup> spread over three levels, offers all the comforts of a new build (reduced notary fees and ten-year warranty)

and perfectly combines the advantages of a condominium, with shared expenses and a friendly atmosphere, while preserving the privacy and independence of a chalet.

Its 620 sq ft of outdoor space and balconies allow you to fully enjoy the mountain setting. The vast living space, bathed in natural light, combines a living room under an impressive cathedral ceiling, a fully equipped kitchen, and a dining room.

The five bedrooms, each with its own bathroom, guarantee optimal comfort for all occupants.

Ideally located on the banks of the Dranse River, just 600 meters from the Linga ski lifts in Châtel, with a privileged location in the heart of the Portes du Soleil, the second...

## ENERGY - DPE

DPE not required.

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 exceptional 1,374 sq ft (Carrez Law) chalet apartment has just been completed with high-end amenities and remarkable construction quality. It has 48 m<sup>2</sup> of outdoor space, offering a choice between morning or evening sun and superb mountain views.

Upon entering, visitors are welcomed into a vestibule with a cloakroom, which offers a space offering the possibility of creating an additional bedroom, a sauna, or any other use according to your desires, with a private bathroom and direct access to the terrace.

On the first floor, there is a living space bathed in natural light that opens onto two balconies facing East and West. The living room, with its impressive cathedral ceiling and ethanol fireplace, creates a warm and refined atmosphere. The custom-made kitchen, crafted by a local artisan, blends harmoniously with the dining room.

A bedroom with an en-suite bathroom completes this level.

On the upper floor, there are three bedrooms, each with its own bathroom, offering optimal comfort for every occupant.

Electric shutters on all openings.

The apartment comes with:

a spacious ski locker with boot warmer, located right next to the entrance,

A 3 m<sup>2</sup> cellar,

access to the bicycle storage room.

2 underground parking spaces (optional at €20,000 each),

This independent chalet-style apartment, nestled between two elegant buildings, has a private entrance on the ground floor, ensuring peace and privacy.

Nestled in a peaceful, green setting on the banks of the tranquil Dranse River, it offers direct access to numerous hiking trails.

## NOTES