

Exceptional T5 independent chalet-apartment, with 48m² of outside space, in the heart of the Portes du Soleil

EXCLUSIVE



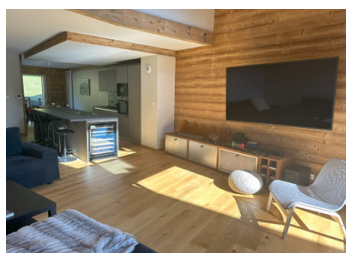
INFORMATION

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|----------------|-----------------------|
| Town: | Châtel |
| Department: | Haute-Savoie |
| Bed: | 4 |
| Bath: | 5 |
| Floor: | 126.55 m ² |
| Outside Space: | 48 m ² |

IN BRIEF

Located by the river Dranse, 600m from the Linga ski lift (Châtel), this new, ski-in, 4-5 ensuite bedroom apartment is perfectly located for all seasons. With mountain views from its East and West balconies and 30m² terrace, the exterior spaces are as stunning as its stylish 127 m² interior. The bright transverse living area, comprising lounge, well-equipped kitchen and dining area, has an impressive cathedral ceiling, modern flame gas fire and direct access to East and West balconies.

With reduced notaire fees and décennale guarantee, there is also outside parking included, and 2 underground places an option (20,000€ each), a spacious ski locker next to its front door, a 3m² cellar and communal bike storage. This independent and unique chalet-apartment is set between 2 attractive buildings, providing privacy with the benefits of a copropriété. With easy local and...



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This new 4-5 ensuite bedroom ski-in chalet-apartment is perfectly located for skiing and all seasons – and is set next to the calming running waters of the river Dranse. At just 600m down the road is the Linga ski lift in beautiful Linga village, part of Châtel ski station.

With over 48m² of exterior space spread across east and west balconies and a 30m² terrace, you can enjoy the mountain views from early in the morning to late in the evening. The bright, transverse and open living area, comprising of lounge, well-equipped kitchen and a dining area has an impressive cathedral ceiling, modern flame gas fire and opens directly onto the east and west balconies.

The 127m² (loi carrez) apartment is recently finished to the highest specification. It comes with exterior parking included plus an optional 2 underground parking places at 20,000€ each, a spacious and practical ski locker (with ski boot warmers) located right next to the apartment's front door, a 3m² cellar and communal bike storage. This unique, independent chalet-apartement is integrated between two attractive apartment buildings, and so enjoys privacy combined with all the benefits of a copropriété.

Whilst in a peaceful and bucolic environment located between Lake Geneva and the Mt Blanc, the apartment is far from isolated at less than 5 minutes walk (100m) from the local ski bus stop which is next to a bread dépôt, a popular ski-in hostel-bar that organises regular entertainment, and access to numerous...