LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38963JEH74 Price: 1 908 500 EUR

agency fees included: 0 % TTC to be paid by the buyer (1 920 000 EUR without fees)

Beautiful 280m chalet for sale between the center of Châtel and ski lifts with 4 bedrooms and panoramic views















INFORMATION

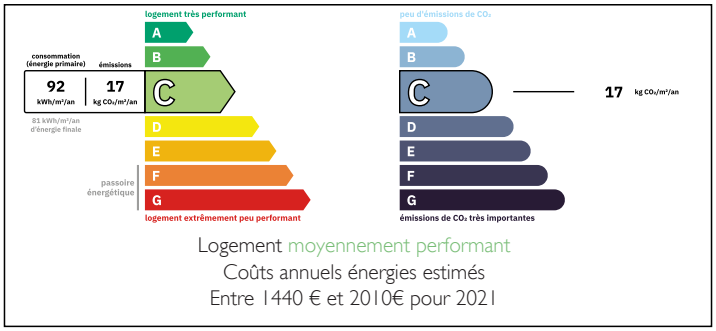
Town:	Châtel
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	245 m2
Plot Size:	641 m2

IN BRIEF

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 to find better!
Combining traditional charm and modern design, this chalet has been designed for absolute comfort. Its elegant architecture is enhanced by high-quality finishes.

The layout, designed for conviviality, is spread over 3 levels. On the upper floor of the chalet are 4 bedrooms with their own bathrooms. The heart of the house is centred around a central fireplace, giving access to a balcony and a sunny terrace, as well as a modular office space originally intended to accommodate a bedroom. On the garden level there is a garage, a laundry room, a cloakroom and a large games room equipped with a billiard table and a bar.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1440 € et 2010€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1942 EUR**
Taxe habitation:	**2663 EUR**

NOTES

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 the garden level: a bar and a warmly decorated games room offer entertainment options. The chalet also features functional amenities: ski room, garage, laundry room, and cellar.

All openings are secured by electric...