



Ref: A38963IEH74

Price: 2 495 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (2 395 200 EUR without fees)

Beautiful 315m 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

5 Bath:

Floor: 265 m²

Plot Size: 641 m2













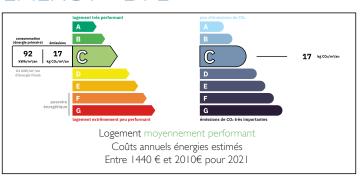
IN BRIFF

In the heart of the Portes du Soleil Discover this superb 315 m² (265 m² Carrez) chalet, enjoying an idyllic location in Châtel. Its location close to the slopes offers optimal sunshine and breathtaking panoramic views across the entire valley.

From Lake Vonnes to the village centre, everything is within easy walking distance. 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...

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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: EUR

NOTES

DESCRIPTION

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....