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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Charmet

Bernex, Châtel & Vallée, Portes Du Soleil

584 480 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	584 480 Euros
Status	FOR SALE
Last updated	03/04/2024
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Bernex
Bedrooms	3
Bathrooms	1
Floor area	111 m²
Land area	706 m²
Heating	Underfloor heating
Nearest skiing	675 m
Nearest shops	175 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

We are delighted to offer for sale a brand new, off plan chalet, built to high specifications by one of the areas most respected local builders.

The chalet will adhere to the latest energy efficiency regulation, and its heat pump fuelled underfloor heating and state-of-the-art insulation and windows will ensure the property is economic to run.

Built over two floors the chalet will be arranged as follows;

On the ground floor, an open plan living, dining and kitchen area of 44 sqm, a pantry/laundry room, a guest toilet, entrance with storage and a single garage.

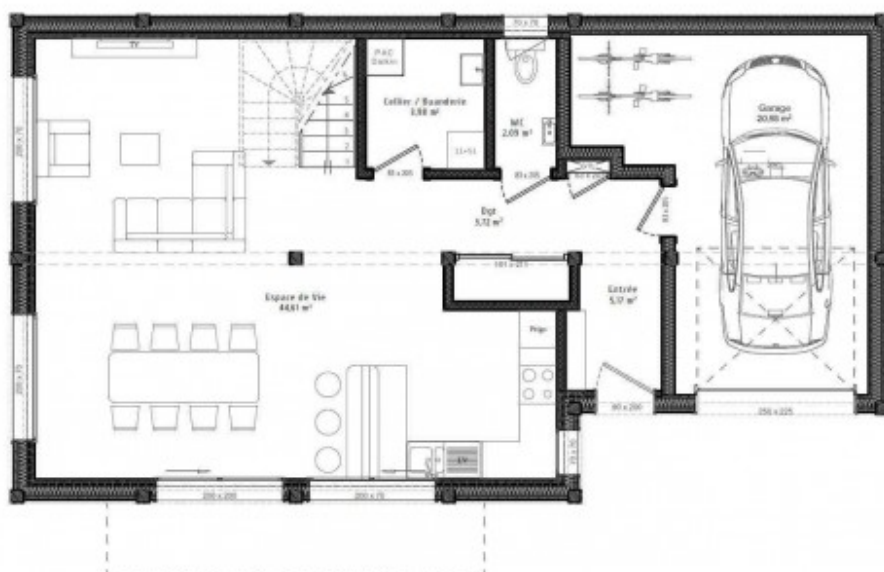
On the first floor three double bedrooms (two with balconies) a spacious family bathroom and a separate toilet.

Buyers will buy the land, and then contract the builders to build the chalet. This has the advantage of saving on acquisition costs.

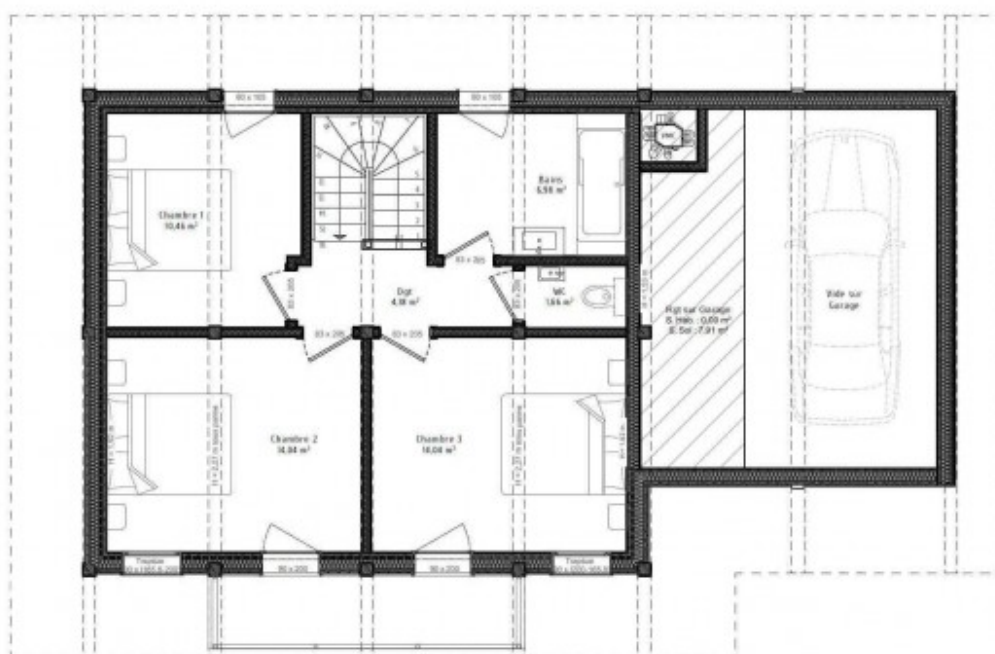
The chalet is located in the popular "Charmet" area of Bernex, close to a restaurant, and alongside the river walk which takes you to the ski station. In winter, you can often ski down alongside the river to access the skiing.

There are a number of additional costs to be aware of - tax, connection to services, insurance, notary fees, kitchen installation etc. These will total around 40.000 € TTC.

Bernex is a pleasant village, a small ski resort located just 10 minutes from Evian and the beaches of Lac Lemman. The skiing is on north facing slopes from 1000 - 2000m in altitude, and the village is only a 20 minute drive from the ski slopes of the Portes du Soleil.



Surfaces Habitables Chalet		
	Pièces	Surfaces
Rez-de-Jardin		
	Cellier / Buanderie	3,98
	Dgt	3,72
	Entrée	5,17
	Espace de Vie	44,61
	WC	2,09
		59,57 m²
Etage		
	Bain	6,98
	Chambre 1	10,48
	Chambre 2	14,04
	Chambre 3	14,04
	Dgt	4,18
	WC	1,66
		51,38 m²
		110,93 m²
Surfaces Garage Chalet		
	Identifications	Surfaces
Rez-de-Jardin		
	Garage	20,93
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