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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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Chalets d'Angèle

Chatel, Châtel & Vallée, Portes Du Soleil

265 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	265 000 Euros
Status	SOLD
Last updated	17/10/2013
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	2
Bathrooms	1
Floor area	40 m²
Heating	Underfloor heating
Chimney	None
Ski access	Ski bus
Nearest skiing	700 m
Nearest shops	400 m
Garage	Single
Drainage	Mains drains
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	A (49)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Chalets d'Angèle is a 4-star Résidence de Tourisme from MGM. You can see that this development is not your average apartment in the Alps, it's not sold on the same basis either. It's not expensive too buy and the running costs are relatively low too. So what's the catch? There are various options but simply the headline price is reduced by allowing the management company to rent the property to others. You will be able to keep certain weeks for yourself (the main option includes 10 weeks for the owner) but the rest of the time your apartment will be rented out.

Here follows a slightly toned down version of the MGM description....

Firmly aimed at the family, Les Chalets d'Angèle offers a whole range of facilities especially for children, crockery high chairs, cots, day nursery and their own pool in the play area, qualified guides and group leaders, ski lessons, creative groups, a club for 14/16 yr-olds and a special Spa... Two swimming pools, one reserved for adults and the other for children, also saunas, steam baths, Jacuzzis, a relaxation area.

On entering Les Chalets d'Angèle you will come to a huge reception lounge with a concierge's desk providing the day's papers, pastries, messages and weather reports. Mostly south facing the development comprises seven buildings ranged in tiers following the topography of the site in order to preserve the view. All the buildings are inter-connected by a large four layer basement. Cars enter the underground car park by a single entrance located at the bottom of the building. In this way, the vicinity remains completely vehicle-free. Bus stops are sited right at the foot of the résidence, the buildings follow the local style of architecture making use of regional materials - foundations in stone, façades in natural larch enlivened by balconies, double-pitched slatted roofs...

Each apartment has a fully equipped kitchen with a multi-function oven, extractor fan, ceramic hob, dishwasher, electric coffee maker, toaster, mini mixer and pressure cooker; a bathroom equipped with a towel dryer and hairdryer. Each apartment has many useful extras such as its own covered parking space, storeroom and ski locker with boot-heater. Within the apartment there is satellite TV and free unlimited Wifi.

There are solar panels for preheating the water for the swimming pool and the recreation area. The buildings have been orientated to offer the best views utilise the most natural lighting possible.

Les Chalets d'Angèle are aiming for an energy performance level of THPE (very high).

Please don't hesitate to ask us for further details of the options available.

The property is covered by the copropriété rules.









