



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Erine A4

Praz Sur Arly, Megève, Mont Blanc

340 000 €uros



Contact

Contact **Val Ainaud** about this property.

Tel: +33 6 14 84 61 80

Email: val@alpine-property.com

Key Features

Price	340 000 Euros
Status	SOLD
Last updated	10/02/2014
Area	Mont Blanc
Location	Megève
Village	Praz Sur Arly
Bedrooms	3
Bathrooms	2
Floor area	58 m²
Heating	Electric radiators
Nearest skiing	150 m
Nearest shops	800 m
Drainage	Mains drains
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet Erine is a brand new property, built in traditional chalet style and comprising 10 individual apartments. It is situated in a ski-in, ski-out location at Praz sur Arly, part of the Espace Diamant ski domain.

The chalet is constructed from high quality materials and finishings, including the use of natural stone and old timber for the exterior. For the interior, it will be possible to choose from traditional or more contemporary finishings, according to individual tastes. The apartments will have electric underfloor heating and the kitchens will be fully fitted to a high specification to include: granite worktops, dishwasher, fan oven, extractor, ceramic hob and fridge.

Apartment A4 is situated on the ground floor of the chalet. The apartment has a habitable floor area of 58.80m² plus a large terrace of 38.80m². The accommodation comprises: entrance, WC, open plan living/dining room with kitchen, master bedroom with en-suite shower room, second bedroom, 'coin montagne'/bunk bed room, shower room/WC.

A cellar/cave is included in the sale price and garages are available to purchase as an option, for an additional cost of 18 000 euros.

As this is a new development, the apartments will benefit from reduced notaire's fees of 2.5%.

The property is covered by the copropriété rules.



Rez-de-chaussée **Appartement A4**

Surface Habitable: 58.80 m²
Surface Terrasse: 38.38 m²





