



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

Chalet Le Chant de la Cascade

Le Praz de Lys, Les Gets, Portes Du Soleil

450 000 €uros



Contact

Contact **Liz Owens** about this property.

Tel: +33 6 79 78 47 79

Email: liz@alpine-property.com

Key Features

Price	450 000 Euros
Status	SOLD
Last updated	01/08/2012
Area	Portes Du Soleil
Location	Les Gets
Village	Le Praz de Lys
Bedrooms	3
Bathrooms	2
Floor area	140 m²
Land area	600 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	3 km
Nearest shops	3 km
Garden	Yes
Drainage	Septic tank
Annual Taxes (est)	493 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet 'Le Chant de la Cascade' is a wonderful example of a 19th Century alpine chalet with its stone foundation and timber framework. Its sympathetic renovation maintains the character and charm of this classic alpine style.

Perched on the quiet hillside on the summer route to Morzine, 'Le Chant de la Cascade' is only 8 mins by car to the ski lifts in Les Gets and a stone's throw from the little gem of a resort that is Praz de Lys with its downhill and extensive cross country skiing as well as kilometers of marked snow-shoeing tracks. From the bottom of one of the treelined runs, a skiable track leads back to the chalet so no need to take the car! Simply hop on the bus and ski home!

Completely renovated in 2011, 'Le Chant de la Cascade' has three double bedrooms, a family bathroom and an ensuite shower to the master bedroom. The master bedroom also has a 10m2 balcony for those lazy summer mornings in the sun listening to the waterfall.

The main feature of the 140m2 chalet is the 66m2 open plan middle floor with the fitted kitchen, dining and living area. The whole floor has a wonderful light and airy feel with much of the original wood having been salvaged in the renovation. The creation of a cathedral ceiling allows the chalet to have a full height mezzanine floor with a picture window overlooking the stunning rockface across the valley. Currently a further lounge area and office, this mezzanine area could easily be converted into further bedrooms. The original chimney is a central feature to the chalet and in winter the log burner supplements the electric heating. On this level, there is also a laundry room with wc, an entrance with storage for ski gear, a further storage shed and a further internal lobby.

Outside the south facing, flat garden benefits from the sunshine from early morning. Under the newly terraced garden are housed the new septic tank and filters. Also outside is the access to the large dry cave under the chalet, ideal for storage whilst more accessible is the conservatory facing onto the garden.

The chalet has had a new roof, external walls, insulation, plumbing and electrics throughout so, whilst maintaining many of the original features, it's very much 21st century living.

At 3,214€ per m2, the chalet is excellent value for money for the area.





























