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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 les Côtes Derrière**

**Le Praz de Lys, Les Gets, Portes Du Soleil**

**299 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	299 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	26/02/2015
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Les Gets
<b>Village</b>	Le Praz de Lys
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floor area</b>	140 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	3 km
<b>Taxe foncière</b>	277.00 Euros
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

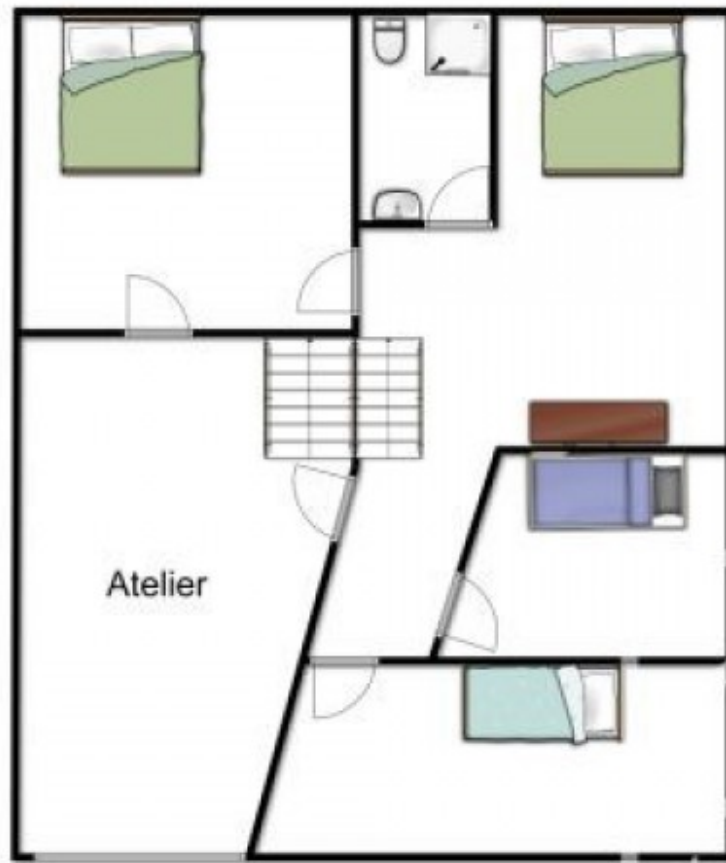
This is a 19th Century alpine chalet d'alpage with a stone foundation and timber framework. The chalet has undergone some renovations and much of the charm of the original construction has been maintained with exposed beams and stonework. A septic tank would have to be installed within a year of purchase as there is currently no acceptable waste drainage system. This is likely to cost in the region of 20.000€.

It has 4 bedrooms (2 double/2 single), a bathroom, storage/workshop with stairs leading to a large loft space that could be renovated and open plan tiled living space of kitchen, dining room and lounge with log burner. The lounge leads to a south-facing conservatory with cellar and terrace with log store from where both the roaring waterfall and the stunning rockface opposite can be admired.

It is perched on the quiet hillside on the summer route to Morzine and 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 kilometres of marked snow-shoeing tracks. From the bottom of one of the treelined runs, a skiable track leads back to close to the chalet so no need to take the car! Simply hop on the bus and ski home!



Rez de chaussée



Étage

































