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Chalet Nicolas

Flumet, Megève, Mont Blanc

735 000 €uros



Contact

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Key Features

| | |
|---------------------------------|---------------------------|
| Price | 735 000 Euros |
| Status | SOLD |
| Last updated | 29/11/2012 |
| Area | Mont Blanc |
| Location | Megève |
| Village | Flumet |
| Bedrooms | 4 |
| Bathrooms | 4 |
| Floor area | 160 m² |
| Land area | 1200 m² |
| Detached | Yes |
| Heating | Oil fired central heating |
| Chimney | Wood burning stove |
| Ski access | Ski bus |
| Nearest skiing | 4.5 km |
| Nearest shops | 4.5 km |
| Garden | Yes |
| Garage | Double |
| Drainage | Septic tank |
| Taxe foncière | 1493.00 Euros |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

In a private hamlet of 3 chalets, Chalet Nicolas stands out because of its authentic architecture and traditional style of construction, combining the use of old timbers, natural stone and shingle roof. The chalet offers spacious living accommodation and bedrooms, and numerous windows allow the natural light into the chalet. Completed in 1998, the chalet remains in excellent condition, with wood clad interior walls, terracotta floor tiles and wooden flooring. There are 2 terraces which offer panoramic views of the surrounding mountains, including the summits of the Mont Blanc range.

The chalet has a total floor area of 160m2, on 2 levels, as follows:

Ground floor: spacious living room, dining room, kitchen, bathroom, separate WC, laundry room. It is worth noting that the dining room was created from a master bedroom which could easily be re-instated.

First floor: 3 bedrooms with en-suite bathrooms, sitting room, sauna with a shower. There is a large wrap-around balcony on this level from which to appreciate all the different aspects & views offered from the chalet.

The boiler is independent and is accessed from outside, as is the double garage. There is also ample parking for several vehicles outside the chalet.

In effect, the chalet could easily offer 4 bedrooms and 4 bathrooms if required, or preserve the current layout with the larger living space and separate dining area.

The property has a land area of approx. 1200m2, which is mainly flat and low maintenance and benefits from picture-postcard views.

























