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# Chalet Les Dominants

**La Clusaz, La Clusaz, Aravis**

**2 100 000 €uros**



## Contact

Contact **Steve Elsdon** about this property.

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# Key Features

<b>Price</b>	2 100 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/07/2015
<b>Area</b>	Aravis
<b>Location</b>	La Clusaz
<b>Village</b>	La Clusaz
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	On piste
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Triple
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Le Hameau de la Morraz

Alpine Property is excited to be involved in this magnificent development of 6 luxury chalets in the gorgeous ski resort of La Clusaz.

The Project

Le Hameau de Morraz is designed as a private enclave of 6 luxury chalets in 3 different configurations and sizes situated 2 minutes from the highest lift - La Balme - with stunning views of the Aravis mountain range in the Confins valley of La Clusaz.

They are the epitome of excellence and practicality, perfectly marrying tradition and modernity. Constructed in the finest local materials by our most experienced artisans using the latest and greenest building methods with special attention paid to final landscaping. Making sure integration into the surrounding paysage is as harmonious as possible.

These are chalets which anyone would be delighted own for year round family holidays. The chalets are also designed as a long term investments with a return of approx. 3% to prospective owner or owners. Taking advantage of a para-hotellerie legal status means all VAT(19.6%) on the build and subsequent operation is reclaimable - a chalet priced at €2,300,000 becomes €1,850,000.

Owners can leave the management and promotion to Snow Lodge SARL, the only 5 star chalet management company in La Clusaz with several similar properties already renting brilliantly for their happy owners. They provide a comprehensive and flexible management service taking care of everything from marketing and selling to changeover day cleaning and in chalet catering. Of course owners can decide in advance how many weeks they would like to use in these marvels of alpine architecture.

Our agent Steve Elsdon would also be available to act as your representative on the project if needed.

La Clusaz

La Clusaz's origins date back to the 14th century as a high summer pasture for cattle from the surrounding valley floors and it has kept this agricultural heart pumping ever since as a major producer of the local Reblochon cheese outside of the winter ski season. A vibrant village centre sits comfortably between the breathtaking Aravis and

Confin valleys, there is 150km of varied ski domain with a top altitude of 2,400m spread over 5 stunning peaks.

Although for years extremely popular with the French speaking market - especially from nearby Lyon and Geneva, La Clusaz is now attracting a wave of interest from markets as diverse as Holland, USA, Australia and Russia due to a determined push by the tourist office to tap into new markets.

It is a resort with ambition and vision that sees a large part of it's future in the 5 star sector of the ski and summer alpine markets. A 5 star hotel has recently been added to an already busy hospitality arm of dozens of quality restaurants, bars and hotels.

For a detailed view of La Clusaz in full cry have a look at the tourist office website [www.laclusaz.com](http://www.laclusaz.com)

Chalet configurations

Les Dominants (2 available)

Ground floor: Floor area: 115.14 m<sup>2</sup>, triple garage of 96.84 m<sup>2</sup>, wine cellar, ski store.

First floor: Floor area: 110.89 m<sup>2</sup>, 3 double bedrooms with en suite bath or shower rooms and access to the terrace, technical rooms and cellars.

Second floor: Floor area : 83.98 m<sup>2</sup>, open plan kitchen and living area, 1 double bedroom with en suite bath or shower room and access to the terrace, south-facing terrace (60 m<sup>2</sup>), outside jacuzzi, panoramic view over the Aravis mountains.

Third floor: Floor area: 25.64 m<sup>2</sup>, (lower ceiling height of 1.80m), mezzanine leisure area under the eaves (construction optional).

The lift and central stairs serve the ground floor, the 1st floor and the 2nd floor. Total surface area : 335,65 m<sup>2</sup>, habitable area : 180 m<sup>2</sup>.

There is available with these chalets a turn-key rental package. If this is taken on then the VAT can be reclaimed (19.6% of the purchase price), an estimated return on your investment would be 3%.

There is a larger chalet (l'Excellence) available. [#url\\_excellence#](#)













