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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 l'Excellence

La Clusaz, La Clusaz, Aravis

3 750 000 €uros



Contact

Contact **Steve Elsdon** about this property.

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Key Features

Price	3 750 000 Euros
Status	SOLD
Last updated	24/10/2012
Area	Aravis
Location	La Clusaz
Village	La Clusaz
Bedrooms	5
Bathrooms	5
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Ski access	On piste
Garden	Yes
Garage	Triple
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 to own for year round family holidays. The chalets are also designed as+ 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

Chalet configurations

L'Excellence (1 available)

Total surface area : 500 m². Habitable area (net floor area) : 360 m² Central lift and stairs serve the ground floor, 1st, 2nd and 3rd floor

Ground floor: floor area of 115 m²

- Triple garage 96,20 m² - Storage area - ski store
- Main entrance

First floor: floor area of 100 m²

- 2 double bedrooms with en suite bath or shower rooms and private access to terrace
- Relaxation area, 3D home cinema

Second floor: floor area of 145 m²

- 3 double bedrooms with en suite bath or showers rooms, access to terrace - indoor swimming pool with access to terrace
- Leisure area with outdoor Jacuzzi - sauna- steam room.

Third floor: floor area of 120 m²

- Open plan kitchen and living space with south-facing terrace (50m²) and a panoramic view over the Aravis Mountains

Fourth floor: Under the eaves - children's play area (construction optional)

There is a smaller chalet (Les Dominants) available. [#url_dominance#](#)















