



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 St Martin

Les Gets, Les Gets, Portes Du Soleil

1 395 000 €uros



Contact

Contact **Claudia Buttet** about this property.

Tel: 0033608523864

Email: claudia@alpine-property.com

Key Features

Price	1 395 000 Euros
Status	SOLD
Last updated	04/12/2013
Area	Portes Du Soleil
Location	Les Gets
Village	Les Gets
Bedrooms	6
Bathrooms	6
Floor area	250 m²
Land area	1000 m²
Detached	Yes
Nearest skiing	200 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1580.00 Euros
Energy efficiency rating	E (280)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet St Martin sits in a commanding position on the sought-after Route des Chavannes, with outstanding views across the village and valley. Recently refurbished, the chalet offers very spacious and luxurious accommodation in a truly wonderful location. Almost ski-in, ski-out, and with a large garden, the chalet is in a prime situation for both summer and winter activities.

The chalet is spread over three main floors, plus loft suite. The main entrance to the property is on the ground floor, with welcoming lobby and stairs to the main living accommodation on the first floor. Also on the ground floor is a family lounge and bar area, as well as a small gym with separate bathroom. This gym could also be used to house a sauna, or to provide an additional bedroom. Completing the ground floor is a garage currently kitted out as a boot room and storage area for sports equipment, a laundry/boiler room, and a separate ski locker.

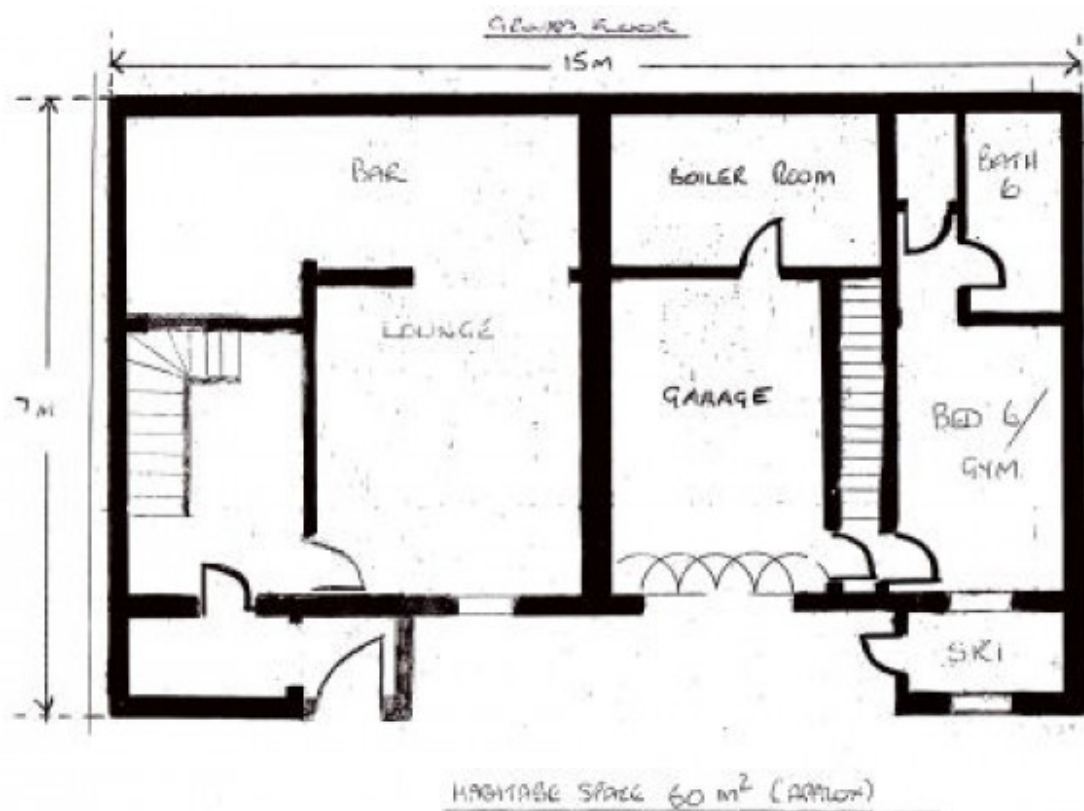
The first floor comprises a large, open plan kitchen/lounge/diner. The space has been very sympathetically renovated and is divided into living "zones" - relaxation area, dining area, tv area, breakfast nook and kitchen. Patio doors and windows run the length of the property, offering panoramic views from within. The balcony terrace adds outdoor living space. On this floor is also a separate office, which could have a variety of alternative uses. A guest cloakroom completes the floor.

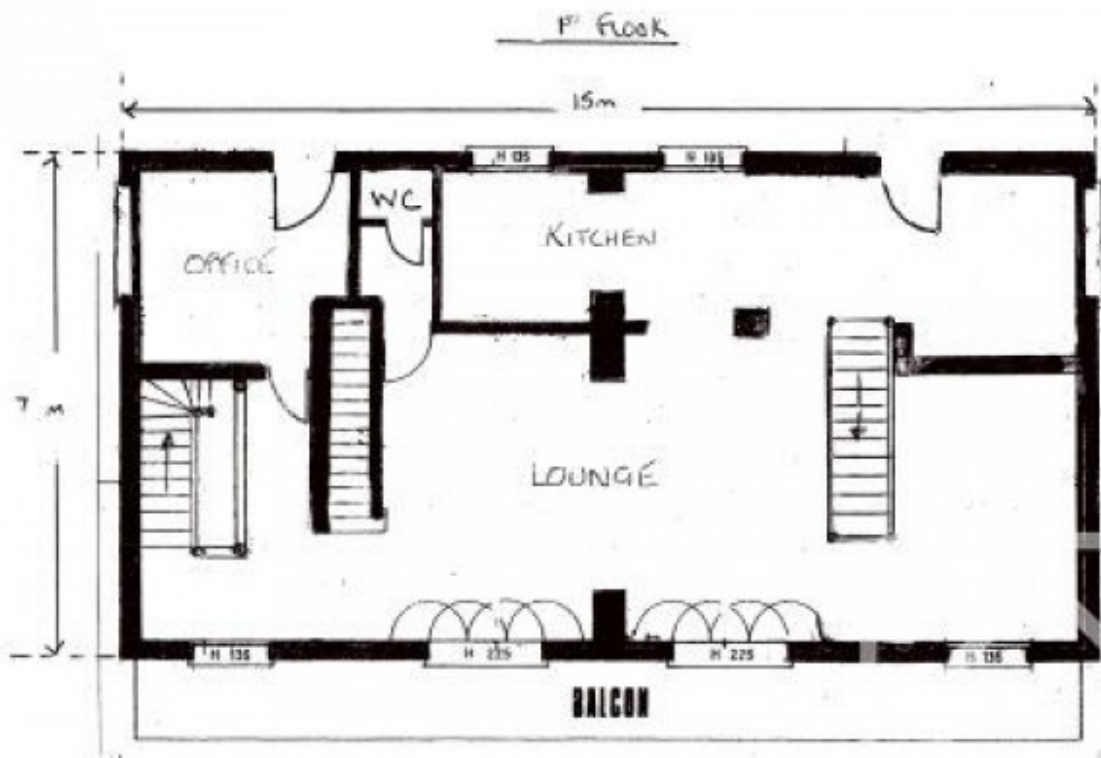
The second floor houses the main sleeping accommodation, with four generous double bedrooms, all with their own private bathroom and view across the valley. One of these bedrooms is currently used as a dressing room to the master bedroom. Lastly, the top floor provides a self-contained suite. This has been used in the past as owner accommodation, as the property has previously been run as a catered chalet. A future owner might prefer to use this 20m2 room as a master suite.

The property sits on a plot of land of approximately 1000m2, which surrounds the building on all 4 sides. The rear garden is enclosed by trees and, providing a safe play area for children. To the front of the property there is a paved parking area for 6 cars. The property enjoys beautiful uninterrupted views across the village of Les Gets and surrounding mountains.

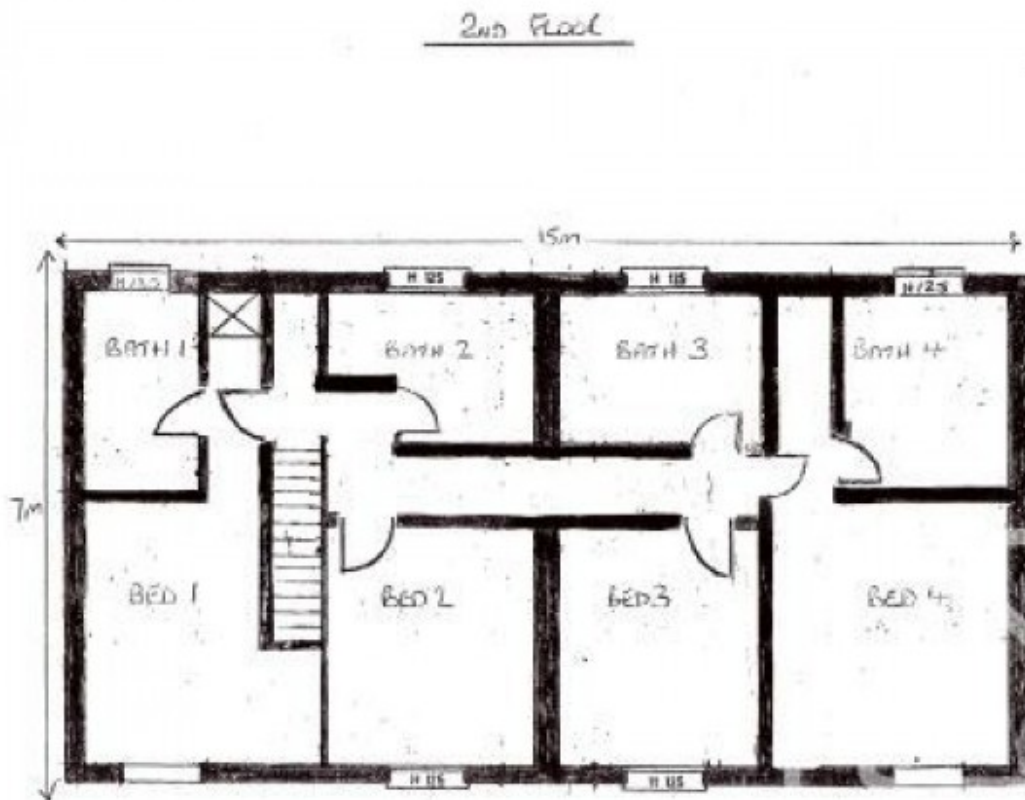
The nearest ski bus stop is approx 100m away, and runs every half an hour until 8pm. The piste is approx 250m away on foot, and the nearest chairlift (Les Folliets) is a 5 minute walk away.

Chalet St Martin has been run in the past as a catered chalet, and would continue to work well as such should a buyer so desire.





HABITABLE SPACE 85 m² (Approx)



TOTAL HABITABLE SPACE 85 m² (Approx)

