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Chalet Les Joyaux

La Clusaz, La Clusaz, Aravis

3 250 000 €uros



Contact

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Key Features

Price	3 250 000 €uros
Status	FOR SALE
Last updated	08/04/2022
Area	Aravis
Location	La Clusaz
Village	La Clusaz
Bedrooms	5
Bathrooms	4
Floor area	300 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Nearest skiing	400 m
Nearest shops	2.8 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Two magnificent luxury 4 bed/bath chalets of 300m2 within a south facing private enclave of 6, with breathtaking views of the 2400m Aravis mountain range in the fast-rising resort of La Clusaz, only 1 hour from Geneva airport and 40 minutes from the beautiful lakeside town of Annecy.

Custom designed as high performing lifestyle investments with net returns of between 3 and 4% and generous tax breaks. Built to the highest standards using local artisans and materials, equipped with the latest technologies and featuring home cinema, outdoor hot tub, indoor elevator and built-in car wash station. Flexible build options available.

Alpine Property is thrilled to be involved in this magnificent development of 6 luxury chalets in the world famous ski resort of La Clusaz. 3 of the chalets are still available - 1 in the "Dominants"(see separate listing) and 2 in this "Joyaux" design.

These 2 chalets are opposite the green Var piste leading to the new high speed Bossonnet bubble and La Clusaz's buzzing village centre with its 5 star hotel and streets of restaurants, bars and clubs 2.8km away, also only a 2 minute drive from the highest lift at La Balme(2400m).

This fabulous chalet is the epitome of excellence and practicality, perfectly marrying tradition and modernity. Constructed in the finest local materials by experienced artisans using the latest and greenest building methods with special attention paid to final landscaping.

Although these are chalets anyone would be delighted own for year round family holidays, it is also designed as a long-term lifestyle investment with an annual return of 3 and 4% to prospective owners. By taking advantage of the 'para-hotellerie' legal status, all VAT (20%) on the build and subsequent operation is reclaimable - a chalet priced at €3,500,000 becomes €2,800,000.

Owners can leave the management and promotion to Snow Lodge SARL, the only 5 star chalet management company in La Clusaz, well established with several similar properties renting at almost full capacity for their happy owners (testimonials available). 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 for themselves.

The chalets can also be delivered at 2 stages of completion (water tight and air tight) at advantageous rates allowing future owners to be more involved in the subsequent budget and finishing decisions. Full earnings/cost projections available on request.

Les Joyaux (2 available, delivery spring 2015)

Ground floor: Floor area: 100m². Principal chalet entrance, 4 car garage wine cellar, ski room, storage.

First floor: Floor area: 120 m², 2 double bedrooms with en suite bath or shower rooms and access to their terraces, indoor swimming pool with access to a south facing terrace, massage room, outdoor hot tub.

Second floor: Floor area : 120 m², open plan kitchen and living area with access to the south-facing 60m² terrace, separate open fire relaxation area and 2nd terrace

Third floor: Floor area: 120m², 2 double bedrooms with en suite bath or shower room and large specially designed childrens room.

The lift and central stairs serve the ground floor, the 1st floor and the 2nd floor. Total surface area : 460m², habitable area : 300m².













