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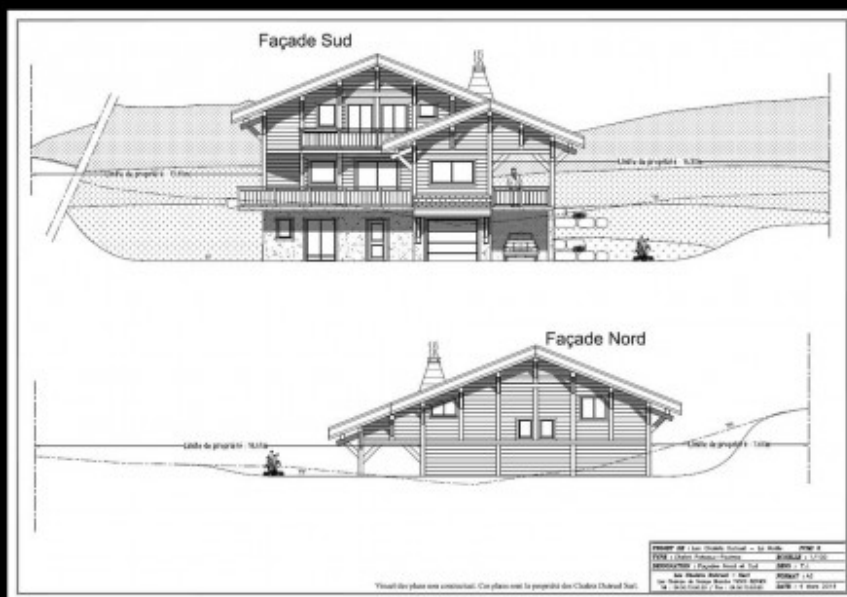
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## Chalet La Moille 2

Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil

667 800 €uros



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	667 800 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	21/10/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	156 m <sup>2</sup>
<b>Land area</b>	850 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<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

This new-build chalet, to be constructed by a very reputable local builder, sits on a beautiful plot a short stroll away from the village centre, with fabulous south-facing views.

The chalet is laid out as follows:

Ground floor: Garage, entrance hall, double bedroom with en-suite, laundry room, separate WC, car port  
First floor: 58m<sup>2</sup> open-plan kitchen/living/dining room with two large terraces, one SE facing, the other SW.  
Second floor: Master bedroom with en-suite, 2 further double bedrooms, family bathroom and separate WC

Built using the traditional "poteaux-poutres" method, this chalet has all the charm you would expect to find from your mountain home.

The chalet sits on a plot of 850m<sup>2</sup>, and has wonderful panoramic views. With its south-facing terrace, you can sit outside and soak up the views as well as the sun!

Situated a short walk from the centre of the typical Savoyard village of le Biot, picking up your morning baguette and stopping for a coffee in the local café will become an easy part of your morning routine.

The closest ski slopes are located 10 minutes away in the Portes du Soleil resort of St Jean d'Aulps, with the internationally renowned resort of Morzine approximately 15 minutes away. Geneva airport is less than 90 minutes drive.

Delivery of this chalet is due Christmas 2015.

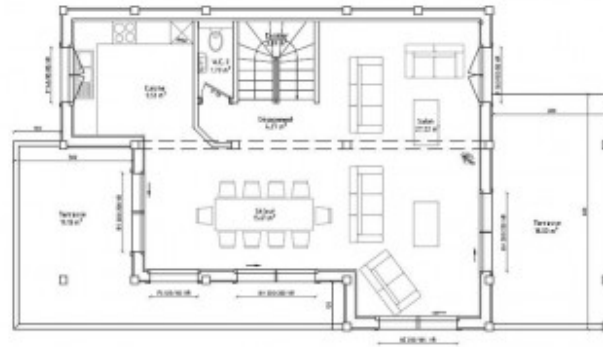
Surface habitable : 32.85m<sup>2</sup>

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[illegible]

Visuel des plans sans commercial. Ces plans sont la propriété des Châles Dumont Sàrl

Surface habitable : 58.41 m<sup>2</sup>



Modelo 34 : Les Grands Taxis - La Mole	RF : 1,1
PEEP : Cylindres - Pirelli	RF : 1,25
ammoniac : Eau de toilette	RF : 1,5
Les Chaises Noires	RF : 1,6
Les Grands Taxis - La Mole	RF : 1,7
Les Grands Taxis - La Mole	RF : 1,8

Visuel des plans non contractuel. Ces plans sont la propriété des Chaires Daniel Saut.



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