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# Chalet 3 Ours

**Chatel, Châtel & Vallée, Portes Du Soleil**

**575 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	575 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/01/2017
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	100 m²
<b>Land area</b>	475 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	400 m
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Taxe foncière</b>	1000.00 Euros
<b>Energy efficiency rating</b>	G (435)
<b>CO2 emissions</b>	G (109)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet 3 Ours (3 Bears) is a chalet located in Petit Chatel, in easy walking distance of the village centre and the skiing. It has benefited from some recent renovation, but there is still scope to improve the property further.

The roof was re-done in 2002, the house was re-wired in 2002 and 2003, the interior and exterior insulation was re-done in 2005. In 2014 a mazot was constructed in the garden and the chalet is double glazed throughout.

The main chalet has a good sized living/dining area on the ground floor, nicely finished with a wood burning stove. Doors open onto a spacious terrace with far reaching panoramic views. The ground floor also a separate kitchen, modern bathroom, separate WC and plenty of storage.

Stairs lead up to the first floor. This level would benefit from some modernising. Its current layout gives it 4 bedrooms, a room with a double sink, and a separate toilet, but it could easily be transformed into three large bedrooms (one with en suite) and a family bathroom.

Outside the front door is a small external laundry room.

The lower ground floor has a separate entrance which leads into a cave/storage area and boiler room. There are internal steps up to the ground floor. Although the top of the stairs has been blocked off, this could be re-opened if necessary. Along the front of this floor is a bedroom with ensuite toilet/sink.

In the garden at the rear of the chalet is a modern mazot. Originally built as a workshop, this has the potential to be converted into self contained living space (for example a one bedroom apartment).

The parking area and access steps benefit from electric heating, so it is rarely necessary to clear the snow from these areas.

























