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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 Boude

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

**1 500 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	1 500 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	11/12/2019
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Floor area</b>	240 m²
<b>Land area</b>	529 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<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 is an exceptionally rare product. For buyers searching for the impossible – a chalet close to the centre and close to the skiing, yet in a quiet location, with sunshine and amazing views – this property is for you!

This property for sale is a brand new spacious chalet built to a high standard by one of the areas premium builders. It will be built over 3 floors with over 240 sq m of floor area and will comprise;

On the top floor, a spacious entrance hall and ski boot room, plus a spacious en suite master bedroom with bathroom, dressing room and private balcony.

On the ground floor, an open plan living/dining area (of over 100 sq m), a large open plan kitchen with pantry, and a spacious wrap around balcony.

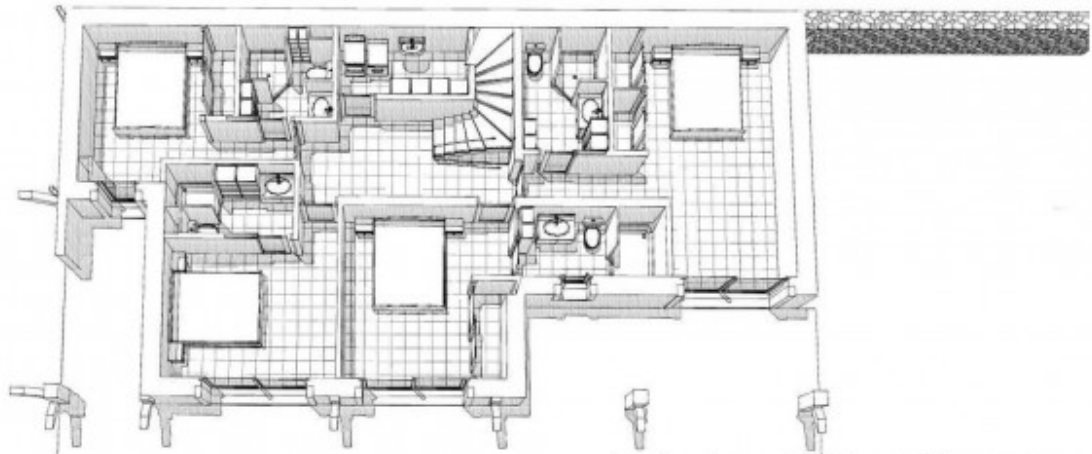
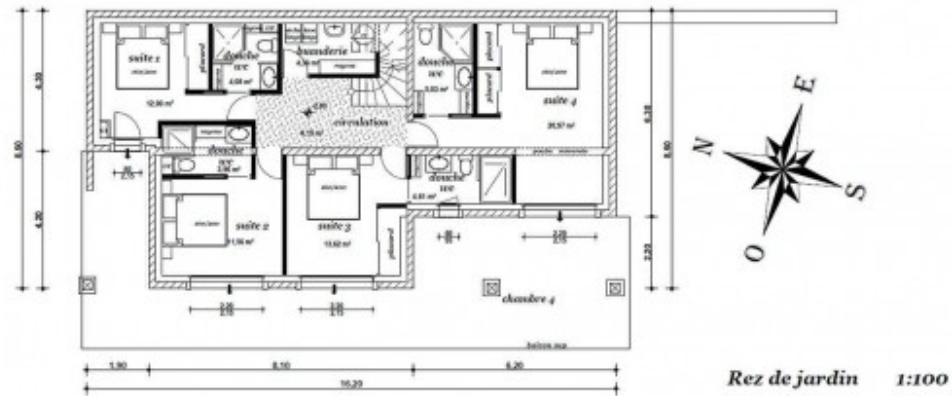
On the lower ground floor, four double ensuite bedrooms and a laundry room.

The chalet also comes with a double garage plus extra parking spaces for a further 3 cars.

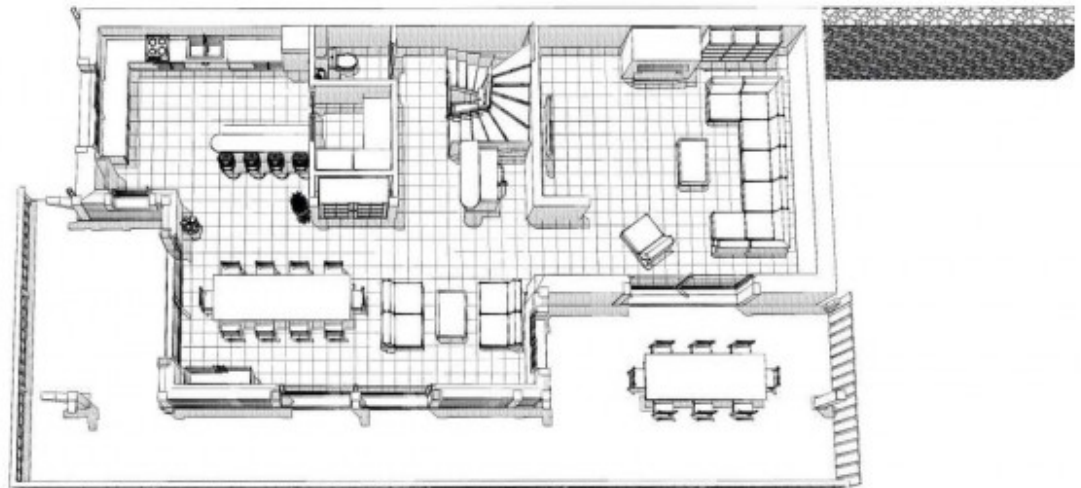
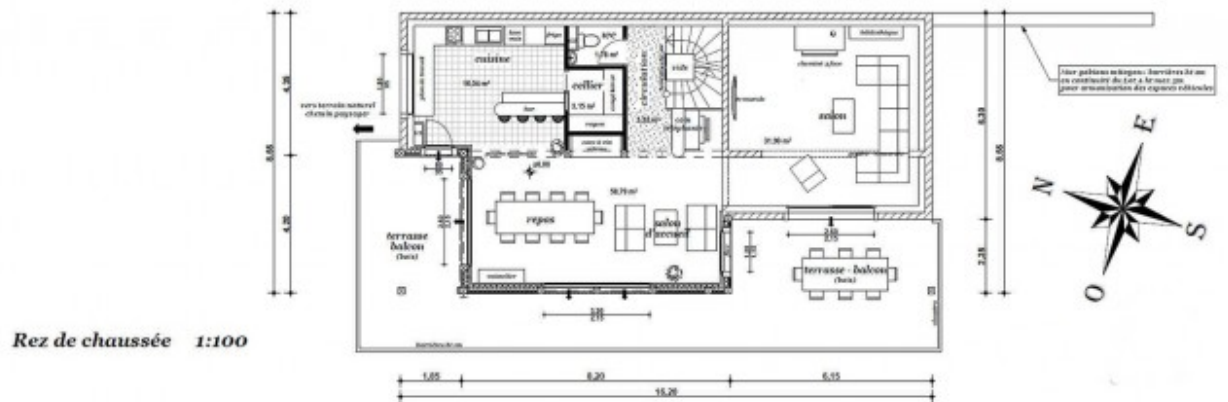
The total cost of the chalet is 1.500.000 € and this cost breaks down as follows;

- Purchase of the chalet as a watertight shell – 1.250.000 €
- Contract with the chalet builders to finish the interior – 180.000 €
- Kitchen – 20.000 €
- Extras, upgrades and fireplace – approx 50.000 €

The build will be fully managed from start to finish – all a buyer has to do is choose the interior finishing. And a buyer acting quickly could have this chalet ready for use by winter 2019.



*Nota : les aménagements intérieurs et extérieurs ne sont pas contractuels.*



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