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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 du Lac

Chatel, Châtel & Vallée, Portes Du Soleil

1 250 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	1 250 000 €uros
Status	SOLD
Last updated	22/12/2020
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	6
Bathrooms	4
Floor area	155 m ²
Land area	1078 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	150 m
Nearest shops	150 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	2153.00 €uros
Energy efficiency rating	E (305)
CO2 emissions	E (60)
Agency fees	Paid by the seller

Property Description

Chalet du Lac commands one of the most in demand locations in Chatel – overlooking the stunning Lac de Vignes at the top of the village.

Built in 1994, the chalet has had a lot of recent renovation which includes new bathrooms, fireplace, central heating system and exterior landscaping. The chalet itself comprises;

- On the main floor, an open plan kitchen and dining area, a unique bar area, a lounge area with a suspended fireplace, a double bedroom with ensuite shower room, a separate shower room with WC.

- On the first floor, two large double bedrooms with balcony, a smaller single room (currently used as a TV area), a large family bathroom.

- Lower ground floor, a large double bedroom with ensuite bathroom which could be used as a self contained studio due to its kitchenette area, bunk room, boiler and laundry room.

Outside is a fantastic modern terrace area, with covered sunken hot tub section, which makes full use of the stunning views across the lake towards the impressive Cornettes de Bise mountain range.

The chalet also benefits from a modern hot water and heating system (installed in 2017), a large double garage and a ski boot room with heated boot racks.

As well as the spectacular views, the chalet is within easy walking distance to the two new chairlifts located just over 100 m away, and you can almost ski back to the house itself. The free ski bus stops nearby, and it is only a 20 minute walk into the centre of Chatel.























