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# Chalet Gally

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

**1 295 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	1 295 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/06/2023
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	180 m²
<b>Land area</b>	493 m²
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Triple
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2459.00 Euros
<b>Energy efficiency rating</b>	C (157)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Gally is a splendid, modern post & beam style chalet completed in 2016. It is still looking brand new throughout and is still under guarantee.

The property was built by Chalets Servoz, one of the area's most respected builders, to the high standards required by the current energy efficiency rules. As a result, the property is exceptionally well insulated and is very efficient to run.

The chalet comprises;

On the ground floor - Spacious entrance hall with storage, 2 double bedrooms, family bathroom, laundry/boiler room, single garage (which has been prepared for conversion to an additional ensuite bedroom or boot room/gym as required) and double garage.

On the main floor - Open plan living/dining/kitchen area with wood burning stove, fully fitted kitchen with marble work surfaces & splash backs, pantry, access to covered terrace with far reaching valley views and built in infrared patio heating.

On the top floor - Two spacious double bedrooms with en-suite bathrooms.

Outside is a small garden with patio to the rear, and a tarmacked drive with plenty of parking space.

The chalet is heated with an air source heat pump and underfloor heating throughout with a 350 litre tank providing plentiful hot water. The chalet is hardwired for internet and TV throughout, and also benefits from a Clipsal Home Automation lighting system and an alarm/security system.

The house is located a short walk from the Route de Bechigne, from where it is possible to take a ski bus direct to



Linga, or to the village centre.























