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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Chalet Ravine

Chatel, Châtel \& Vallée, Portes Du Soleil

695000 €uros


## Contact

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## Key Features

| Price | 695000 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $15 / 04 / 2022$ |
| Area | Portes Du Soleil |
| Location | Châtel \& Vallée |
| Village | Chatel |
| Bedrooms | 5 |
| Bathrooms | 3 |
| Floor area | $191 \mathrm{~m}^{2}$ |
| Land area | $1000 \mathrm{~m}^{2}$ |
| Heating | Electric radiators |
| Chimney | Enclosed fire |
| Ski access | Ski bus |
| Nearest skiing | 350 m |
| Nearest shops | 350 m |
| Garden | Yes |
| Drainage | Mains drains |
| Taxe foncière | 1595.00 €uros |
| Energy efficiency rating | G (493) |
| CO2 emissions | D (32) |
| Agency fees | Paid by the seller |

## Property Description

Chalet Ravine is a spacious and modern chalet with pleasant garden not far from the skiing at Linga. Built in 1980, the property has been recently renovated throughout.

On the lower ground floor is a self contained one bedroom apartment whilst upstairs is a spacious four bedroom duplex chalet.

On the main floor of the chalet is an open plan kitchen and dining area with fireplace and direct access to the large, sunny terrace. On a split level are two double bedrooms and a bathroom. There is also a separate WC by the entrance. Upstairs is a spacious lounge and bar area, bathroom, separate WC, and another two double bedrooms on a split level.

There is ample storage and a laundry room in the basement, and exterior parking for a number of cars.

The property has a large, sunny garden with the river running past at the bottom, and is located on the main road to Pre La Joux only 300 m from the Telecabine. It is possible to ski back to the chalet from Linga.













