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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 Alpaga C

## Chatel, Châtel \& Vallée, Portes Du Soleil

1095000 €uros


## Contact

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| Price | 1095000 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $01 / 11 / 2022$ |
| Area | Portes Du Soleil |
| Location | Châtel \& Vallée |
| Village | Chatel |
| Bedrooms | 5 |
| Bathrooms | 4 |
| Floor area | $155 \mathrm{~m}^{2}$ |
| Land area | $376 \mathrm{~m}^{2}$ |
| Detached | No |
| Heating | Heat pump |
| Ski access | Ski bus |
| Nearest skiing | 1 km |
| Nearest shops | 700 m |
| Garage | Single |
| Drainage | Mains drains |
| Taxe foncière | 2252.00 €uros |
| Annual charges | 1000.00 €uros |
| Energy efficiency rating A (69) |  |
| CO2 emissions | $\mathrm{A}(4)$ |
| Agency fees | Paid by the seller |

## Property Description

Chalet Alpaga is a modern, luxury semi-detached chalet located in a sunny location not far from the centre of Chatel. Completed in 2019, the property is like new throughout and is sold furnished and "ready-to-go".

Built over three floors, the chalet comprises;

- On the main floor, an open plan kitchen, dining and living area with possibility to install a wood burning stove, access to sunny \& spacious terrace, entrance hall, boot room, and garage.
- On the upper floor, a master bedroom with ensuite bathroom, dressing area and balcony, a bunk room, a double bedroom, bathroom and separate WC.
- On the lower ground floor, is a cosy second living room, two double bedrooms with ensuite bathroom, separate WC, laundry/boiler room, and spacious cave for storage.

The property benefits from 155 sq m of habitable space, plus the garage, cave and attic area, which gives a total usable space of 193 sq m .

The chalet is located in a sunny location, a few minutes walk from the centre of Chatel and on the ski bus route.










