



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Lapiaz

**Les Gets, Les Gets, Portes Du Soleil**

**620 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

**Tel:** 06 41 99 01 84

**Email:** [amelie.g@alpine-property.com](mailto:amelie.g@alpine-property.com)

# Key Features

<b>Price</b>	620 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	05/02/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Les Gets
<b>Village</b>	Les Gets
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	110 m <sup>2</sup>
<b>Land area</b>	70 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	50 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	500.00 Euros
<b>Energy efficiency rating</b>	F (417)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

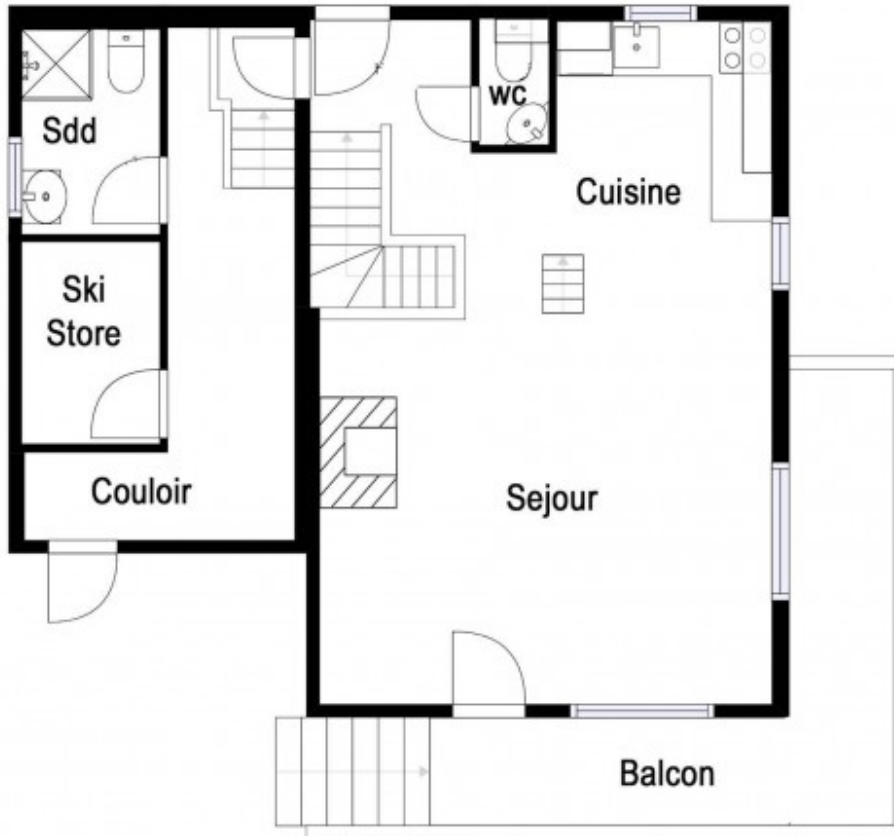
## Property Description

“Chalet Lapiaz” is a true ski-in, ski-out property situated in the heart of the Portes du Soleil ski domain. Equidistant from the villages of Morzine and Les Gets, the chalet stands proudly on its beautiful plot surrounded by other similar looking chalets, surveying the surrounding views from its panoramic windows and balconies.

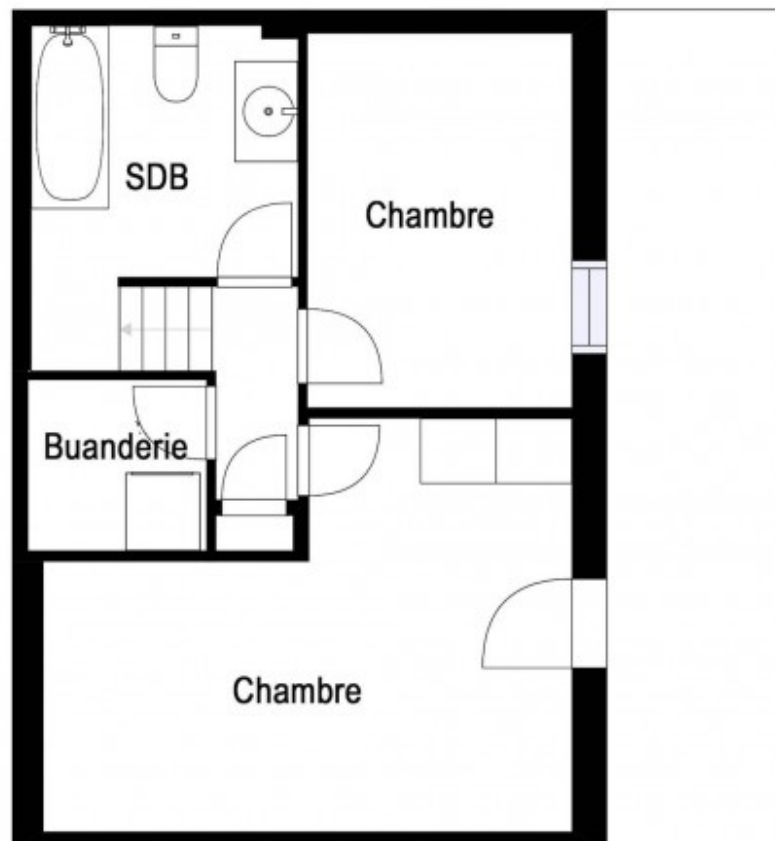
Built in 1998, the construction is in good condition from top to bottom. The chalet is part of a little estate of 5 chalets which share use of the road and maintenance of the estate such as snow clearing and cutting the grass. The chalet has approx. 110 m<sup>2</sup> of habitable space, which is spread over three floors. The main living area is mostly open plan. The entrance is via the garage which was converted into a ski-room and shower room - this could be made into an additional bedroom. The stairs lead to a kitchen/diner/sitting room with an imposing chimney and double-height ceiling. Above the kitchen and main entrance, there is a double-bedroom which is accessible by movable stairs. There is a cloak room just beside the entrance, and stairs giving access to the lower floor.

On the lower floor, there is a huge bedroom, perfect for a house full of children, a master bedroom, a family bathroom, utility room and a storage cupboard.

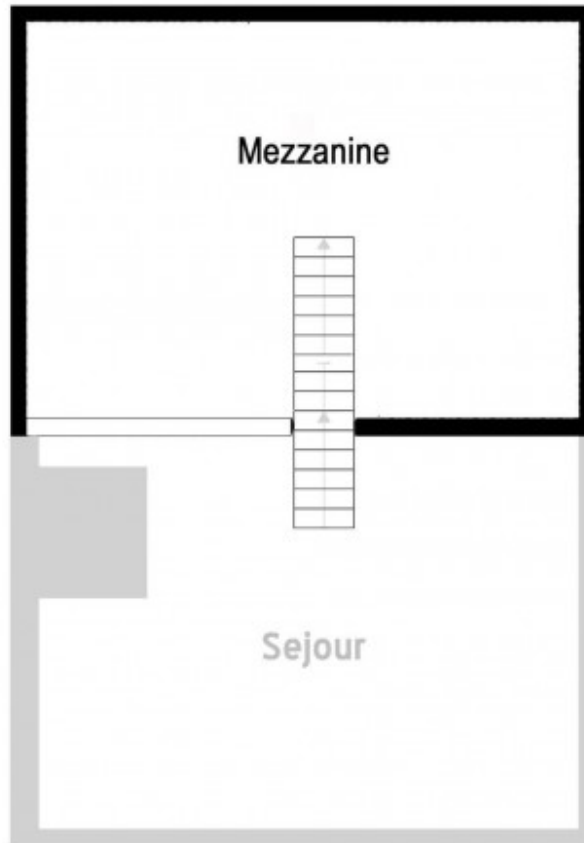
Outside, there is a large, sunny, south-facing balcony that wraps round the chalet and has great views of the surroundings. The neighbourhood is a quiet and safe haven, just a short distance from the major Portes du Soleil resorts of Morzine and Les Gets.



Premiere Etage



Rez



Mezzanine















