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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 La Cote d'Arbroz, 3

La Côte d`Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil

960 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	960 000 Euros
Status	FOR SALE
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Côte d'Arbroz
Bedrooms	3
Bathrooms	2
Floor area	156 m ²
Detached	Yes
Heating	Heat pump
Nearest skiing	5 km
Nearest shops	5 km
Garden	No
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet 3 is located at the entrance to the village of La Côte d'Arbroz, 10 minutes from the centre of Morzine. This small, residential village enjoys good sunshine exposure and a year round community. It benefits from nearby access to the skiing at Mont Chéry, part of Les Gets ski area and is not far from the other access points to the Portes du Soleil ski lifts. In the summertime, there are numerous local hiking trails around Roc d'Enfer and the nature reserve at Foron.

This superb new chalet, with panoramic views across the Morzine valley, is situated in a sunny south facing spot. The construction includes top of the range, high quality materials with a charming exterior in mixed old wood cladding, beautiful stonework and large window openings. The chalet will have underfloor heating (with individual room temperature controls) with energy provided by a heat pump.

The accommodation comprises:

Ground floor: entrance, garage, ski room, utility room.

First floor: spacious open plan living with lounge, dining area and kitchen (not included). This area has plenty of natural light and access to a terrace-balcony, plus an elegant and modern fireplace. A separate WC completes this level.

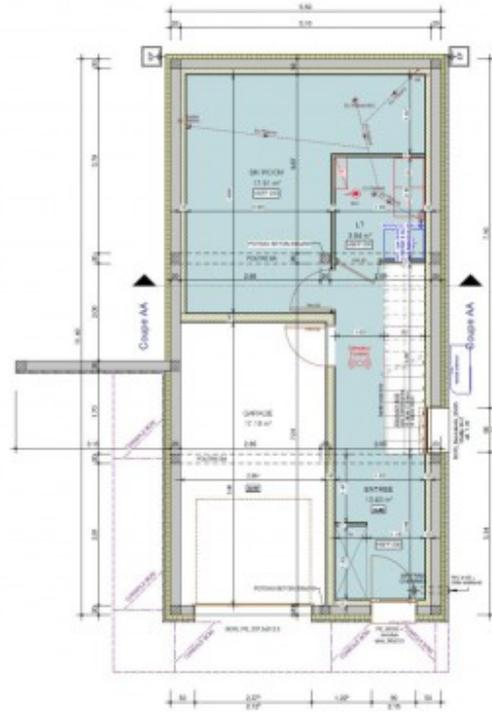
Second floor: 3 double bedrooms (one with en-suite shower room/WC and another with balcony), shower room/WC. In addition to the garage, the chalet has 2 outside parking spaces.

The project is due for delivery in the summer of 2023.

Reduced notaire's fees of 2.2% will apply for this newly constructed chalet (in place of approx. 8% for an existing chalet)

The price includes the following fittings: built-in storage cupboards, shower rooms, tiling, wooden flooring, fireplace.

At this stage of the construction, it is possible for purchasers to select the finishings to create interiors to their own style and preferences.



ITERVENIRE		SALA		CUCINA		BAGNO		CAMERA		ENTRATA		BALCONIO	
100	100	100	100	100	100	100	100	100	100	100	100	100	100
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IM LUXURIO - Costruzione di 4 Oggetti - La Corte di Ardenza - CHIAVET 02
 N° 1
 F. 50



PH LUGERER - Construction de 4 Chalets - Le Clos d'Ardenne - GHALET 04										Pl.1		
ITERVALLES Architecture										4		
PROJET DE CONSTRUCTION - EN TOUT DROIT - FROM ONLY HOME										1:50		
DATE	04/01/2024	PROJET	PROJET	PROJET								
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