



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

Web: www.alpine-property.com

Chalet Koala 2

Les Gets, Les Gets, Portes Du Soleil

1 550 000 €uros



Contact

Contact **Amélie Gueguin** about this property.

Tel: 06 41 99 01 84

Email: amelie.g@alpine-property.com

Key Features

Price	1 550 000 Euros
Status	UNDER CONTRACT
Last updated	01/05/2024
Area	Portes Du Soleil
Location	Les Gets
Village	Les Gets
Bedrooms	4
Bathrooms	3
Floor area	110 m²
Detached	Yes
Heating	Combined system
Nearest skiing	5 km
Nearest shops	5 km
Drainage	Mains drains
Energy efficiency rating	B (100)
CO2 emissions	A (3)
Agency fees	Paid by the seller

Property Description

Welcome to this fabulous chalet with all you need to relax and contemplate!

Authentic wooden chalet nestled facing the valley with an unobstructed view of Les Gets. This 4-bedroom chalet, with a bathroom featuring a jacuzzi and 2 shower rooms, offers a delightful blend of Alpine charm and modern amenities.

Upon entering, you're greeted by a welcoming and functional entrance hall with a separate toilet and hand basin. The true attraction is the fully equipped kitchen and dining area, furnished with all modern comforts, adorned with large windows granting access to a beautiful southwest-facing terrace – perfect for unwinding after a day on the slopes – providing stunning views of the mountain peaks, as well as a comfortable lounge area.

The upper floor is dedicated to the master bedroom, with windows on both sides allowing you to lounge while admiring the mountains and enjoy a coffee on the balcony. Another room, currently featuring a sofa bed that can also serve as an office or dressing room, and a bathroom are also on this floor. This level could easily serve as a true master suite.

Descending to the garden level, you'll find a children's bedroom with bunk beds, two double bedrooms, a spacious bathroom including a luxurious whirlpool bathtub and a toilet. The terrace adjoining one of the adult bedrooms offers a serene space to relax and enjoy the peaceful surroundings – suitable for an outdoor jacuzzi. A bathroom with a toilet and sauna complete the accommodations on this level.

This chalet also boasts practical features like underfloor heating with a cooling system, ensuring warmth during the coldest months and coolness during the hottest months.

Built in 1995 and recently renovated with meticulous attention to detail, this property is of exceptional quality and impeccably maintained. An exterior garage for one car, as well as a parking space, ensure that the house is ready to be moved into.

Situated just 4 kilometres from the renowned ski area of Les Gets and 6 kilometres from the town of Morzine, this chalet strikes a perfect balance between serenity and accessibility.













