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Appt. Le Chalet du Chanteret #209

Praz Sur Arly, Megève, Mont Blanc

570 000 €uros



Contact

Contact **Val Ainaud** about this property.

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Key Features

Price	570 000 Euros
Status	SOLD
Last updated	08/09/2010
Area	Mont Blanc
Location	Megève
Village	Praz Sur Arly
Bedrooms	4
Bathrooms	3
Floor area	100 m ²
Nearest skiing	150 m
Nearest shops	800 m
Drainage	Mains drains
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This brand new apartment at Praz sur Arly has the advantage of being within easy walking distance of the slopes and the ski lift. It is located in a chalet comprising 8 apartments built with high quality materials, with a traditional stone and wood exterior. The interior finishings are top of the range with use of natural stone floors in the living areas, bedrooms with oak flooring and built in cupboards and wardrobes. The walls are finished in aged wood or traditional-style plaster with the exception of the bathroom walls which are dressed in natural stone. The fully fitted kitchen has stone worktops, built in units, integrated oven, ceramic hob, extractor, dishwasher and fridge.

Apartment 209 is a duplex apartment situated on the second floor of the building, with only one other apartment on this level. It has a floor area of 100m², of which 16m² has a reduced head height of under 1.8m. The accommodation comprises:

Lower level: entrance hall, living/dining room with fireplace and balcony, kitchen with breakfast bar, bedroom with en-suite bathroom, 2 further bedrooms, shower room/WC, separate WC, utility space for washing machine and tumber dryer.

Mezzanine level: bedroom with en-suite shower room/WC.

The apartment also has plenty of storage and cupboard space.

Each apartment also has it's own cave/cellar and ski locker. There is also the possibility to purchase a private garage or parking place in the underground parking below the apartments.

The heating system for the apartments is highly efficient and the underfloor heating has an anti-frost setting for the whole building plus a secondary system which allows for regulation of temperature room by room, for each apartment.

The apartment is due for delivery Christmas 2010.

The property is covered by the copropriété rules.

Le Chalet du Chanteret, Appt. 209

















