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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

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En bref

Prix	960 000 €uros
Statut	A VENDRE
Dernière mise à jour	22/04/2024
Région	Portes Du Soleil
Localité	St Jean d'Aulps & Vallée
Village	La Côte d'Arbroz
Chambres	3
Salles de bain	2
Surface	156 m²
Indépendant(e)	Oui
Chauffage	Pompe à chaleur
Pistes les plus proches	5 km
Commerces les plus proches	5 km
Jardin	Non
Garage	Simple
Drainage	Tout-à-l'égout
Consommation énergétique	En cours
GES	En cours
Honoraires de l'agence	A la charge du vendeur

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: garage, terrace, laundry, ski/boot room.

First floor: spacious open plan living with lounge, dining area and kitchen (not included). This area has plenty of natural light, a space for fitting a fireplace (chimney installed but fire not supplied) and access to a terrace area. A separate WC completes this level.

Second floor: 3 double bedrooms (one with en-suite shower room/WC/balcony 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: shower rooms (without fitted basins), tiling, wooden flooring.

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













