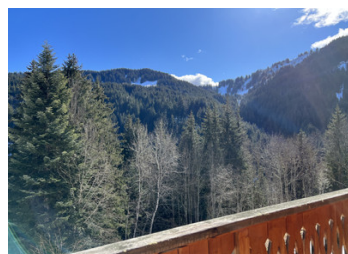


Price reduction to 695 000 : detached chalet, 4 bedrooms + studio, in a stunning location.



INFORMATION

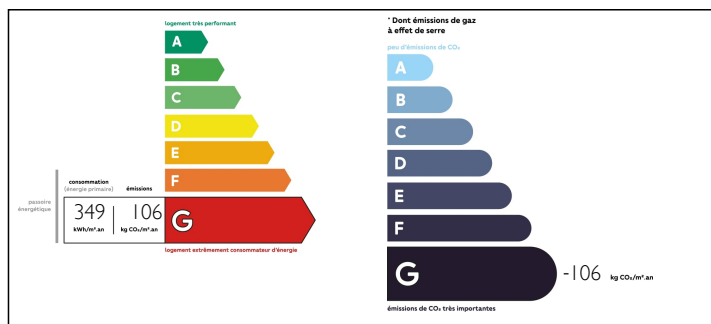
Town:	La Côte-d'Arbroz
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	130 m2
Plot Size:	1000 m2



IN BRIEF

A lovely chalet in the perfect location with sun, views, peace and quiet yet just 5 minutes from ski lifts and 10 minutes from Morzine's bars and restaurants. It sits on a large plot of nearly 1000 m² and is not overlooked. The chalet has 4 bedrooms and a family bathroom + a separate studio apartment with shower room. The chalet offers a lovely terrace and balconies to benefit from the sun and views and a garden. There is also a large garage and a laundry room.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This detached chalet offers approx 130m2 of living accommodation over three floors. The current arrangement provides 4 bedrooms within the main chalet + a separate studio apartment.

The main entrance leads into a hall with stairs to the first floor and lower floor.

This entrance hall opens to the kitchen and the open plan living / dining area which has space for a wood burning stove to be fitted.

The living / dining room has patio windows opening to a large covered terrace and balconies with fantastic views over the mountains and forests.

On this floor is one of the 4 bedrooms, currently used as a T.V. room.

On the first floor are three double/twin bedrooms, two with a balcony to the front of the chalet and a family bathroom.

On the lower floor is a separate W.C. a laundry room, a large garage and doors to the studio apartment.

The studio can equally be accessed independently from outside.

The heating is provided by an oil-fired central heating boiler and water filled radiators in all rooms

In front of the chalet is a flat garden area leading to a steeper section which could be terraced to provide more flat garden. The land to the front and to the side is non-constructible so the lovely views cannot be spoiled.

On this side of the chalet is vehicle access to the large garage as well as ample parking for several vehicles.

NOTES