

Stylishly renovated 3-bedroom chalet for sale in St-Nicolas-la-Chapelle. Breathtaking panoramic views.

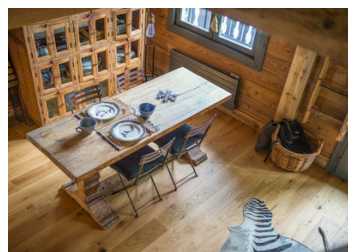


INFORMATION

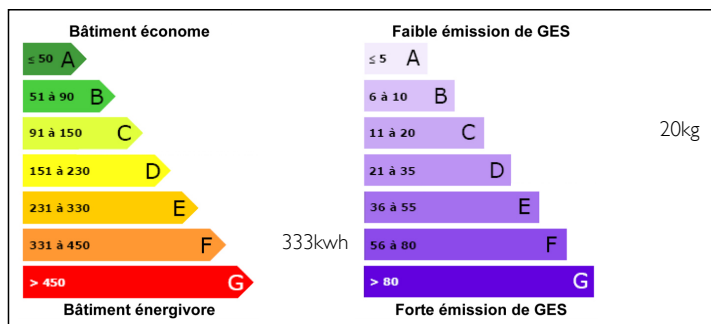
Town:	Saint-Nicolas-la-Chapelle
Department:	Savoie
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	1100 m ²

IN BRIEF

Recently renovated to a very high standard, this stylish home offers a contemporary twist on the traditional Alpine chalet. It has three double bedrooms and a spacious, open-plan living area that opens on to the large, sun-bathed terrace, enjoying superb panoramic views across the Espace Diamant ski area towards Mont Blanc. It also comes complete with its own mini Alpine chalet or "mazot" in the garden which has electricity and can be used as an additional bedroom or would make a perfect home office. There is a garage to the rear of the property. The peaceful location above the pretty village of St-Nicolas-la-Chapelle is surrounded by bucolic Alpine pasture and is just a short drive away from Megève and the charming villages of the Val d'Arly.



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.



LOCAL TAXES

Taxe foncière: 581 EUR

Taxe habitation: 432 EUR

NOTES

DESCRIPTION

The chalet provides 110m² of living space across two floors.

Ground floor: - Two double bedrooms, one with en-suite shower - One shower-room with WC - One dressing/laundry room (space to add an additional bedroom.)

First floor: - Stylish open-plan living area with fully equipped kitchen and fireplace, with double doors opening on to balcony and spacious sunny terrace - One shower-room with WC - Closed mezzanine under the eaves with one further double bedroom.

There is a garage to the rear of the property, perfect for skis and bikes, and the garden has a traditional "mazot" cabin that can be used as a further sleeping or living area.

The chalet is reached via a short, paved driveway from the main road. The total size of the plot is 1120m², surrounded by pasture.

St-Nicolas-la-Chapelle is a classic Savoyard village that sits serenely in a spectacular setting towards the south of the Val d'Arly. The traditional chalets and quaint farmhouses of this friendly community are scattered peacefully across gentle south-facing slopes with panoramic views over the Beaufortain mountains toward Mont Blanc itself. Village amenities include a couple of traditional restaurants, a grocery store, a primary school and the magnificent baroque church. Further shops and other services are available in Flumet, just a short drive away.

The closest lifts of the Espace Diamant ski area are 3.5km from the village with a free skibus during the winter season. This dynamic ski area offers 192km of pistes to suit...