LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32412JST74 Price: 775 000 EUR

agency fees to be paid by the seller

Scandinavian-style 4 bedroom chalet in the Hameau de Flaine with stunning south-east facing mountain views.













INFORMATION

Town:	FLAINE
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	90 m2
Plot Size:	270 m2

IN BRIEF

Charming 4 bedroom chalet for sale in the heart of Hameau de Flaine, featuring a spacious south-east facing terrace with views over the pistes.

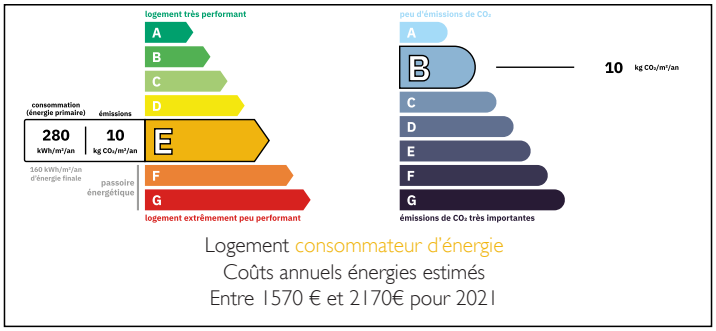
High altitude skiing and snowsure

On the ground floor you'll find a modern, fully equipped kitchen which opens up to a comfortable lounge and dining area, complete with a wood-burning stove – ideal for unwinding after a day on the slopes. The living room opens onto the large terrace.

The ground floor also includes an entrance hall with storage and coat space, a laundry room with built-in cupboards, and a separate WC and a double bedroom with an ensuite shower and WC.

Upstairs, you'll find two twin bedrooms, a double bedroom, and a bathtub, sink, and

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1570 € et 2170€ pour 2021

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.

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NOTES

DESCRIPTION

The chalet is located in the Hameau de Flaine. Flaine itself is part of the Grand Massif Ski Domain which is one of the largest ski areas in the French Alps, renowned for its extensive terrain and breathtaking scenery. Here's a summary:

LINKED SKI RESORTS: The Grand Massif ski domaine encompasses five interconnected resorts: Flaine, Les Carroz, Morillon, Samoëns, and Sixt-Fer-à-Cheval, offering a vast ski area.

SKI AREA: With over 265 kilometers of pistes, the Grand Massif caters to skiers and snowboarders of all levels, from beginners to experts. It features wide-open slopes, challenging steeps, and forested runs.

FACILITIES: The resorts offer a range of amenities, including ski schools, equipment rental shops, restaurants, and accommodations to suit various preferences and budgets.

SCENERY: Skiers and snowboarders are treated to stunning panoramic views of the surrounding mountains, including the Mont Blanc massif.

SUMMER: The lifts are open for hikers and cyclists and there is a golf course in Flaine.

ACCESSIBILITY: Easily accessible from Geneva Airport, the Grand Massif Ski Domain attracts visitors from around the world seeking an unforgettable alpine experience.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr