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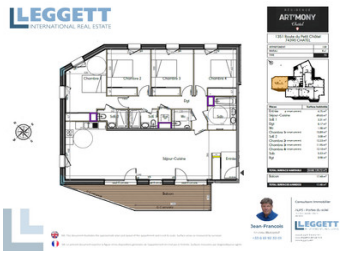
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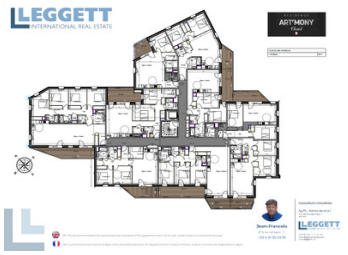
Ref: A34114JEH74 Price: 999 500 EUR

agency fees to be paid by the seller

Chatel, new development, 5-room 130m apartment on 1st floor with storeroom, garage and parking space















INFORMATION

Town:	Châtel
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	129.72 m2
Outside Space:	17 m2

IN BRIEF

Discover this magnificent 129.72 m² flat, ideally located on the 1st floor. As soon as you enter, you'll be seduced by its bright, open-plan living space, comprising a spacious lounge and a fully-equipped kitchen. The large picture windows give access to a balcony of over 17 m². The sleeping area comprises 4 comfortable bedrooms, 3 bathrooms and a separate toilet. A garage and cellar complete this property, providing additional storage space and optimum comfort.

The ART'MONY residence in Châtel is set in the heart of an exceptional natural setting overlooking Lake Geneva. This charming, lively village is distinguished by its authenticity and traditional mountain architecture.

in the prestigious Portes du Soleil ski area in Haute-Savoie. Ideally located 150 metres from the ski lifts.

ENERGY - DPE

DPE not required.

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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DESCRIPTION

..Between Lake Geneva and Mont Blanc, Châtel stands out as a village offering an exceptional lifestyle all year round. Whether in summer or winter, you'll enjoy immediate access to the ski slopes, with the Petit Châtel ski lifts just 150 metres away, allowing you to explore the entire CHÂTEL LIBERTE ski area. A direct link connects you to the PORTES DU SOLEIL resorts (Morzine, Avoriaz, Les Gets, etc.).

Easily accessible by French and Swiss roads, Châtel also has taxi and bus links to Thonon-les-Bains station and Geneva international airport. This intimate development, comprising just 28 2- to 5-room duplex flats, offers generous space and top-of-the-range features (brushed wood walls, parquet flooring, electric roller shutters, etc.). Each flat has its own outdoor space (terrace or balcony) with uninterrupted views over the Abondance valley. All flats come with parking, a cellar and a ski locker. This is a classic second-home purchase, with no obligation to rent. Châtel is enjoying growing popularity nationally and internationally, thanks to its authentic charm and year-round appeal. What's more, ski-in/ski-out properties of this quality are rare in the resort. Art Mony therefore represents an investment opportunity with high potential for asset enhancement, while offering the chance to acquire a mountain pied-à-terre for weekends or skiing holidays in one of Europe's largest ski areas.

The property does not offer social housing. The basement includes various types of parking, ranging from single spaces to double garages.

Special features

Gas-fired heating via a collective boiler with individual sub-metering...

NOTES