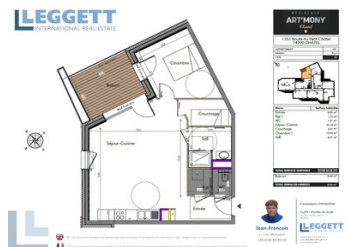
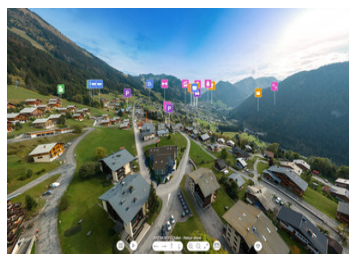


Chatel, new development, 2-room apartment of 56.26m on 2nd floor with cellar and parking space



INFORMATION

Town:	Châtel
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	56.26 m2
Outside Space:	9 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Châtel, a village resort par excellence, lies at the heart of an exceptional natural setting overlooking Lake Geneva. This charming, lively village stands out for its authenticity and perfectly preserved traditional mountain architecture.

We present a 56.26 m² flat, located on the 2nd floor, comprising an entrance hall with storage and separate toilet, which opens onto a spacious living room with open-plan kitchen. The flat also has a master bedroom with access to a generous balcony, a cabin bedroom, a bathroom, as well as a parking space and a storeroom for added comfort and practicality.

The ART'MONY residence offers a unique property opportunity in Châtel, in the prestigious Portes du Soleil ski area in Haute-Savoie. Ideally located just 150 metres from the Barbossinnes ski lifts, it enjoys a privileged ski-in/ski-out location, yet remains close to the village centre.

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.

GRAND STANDING

Revêtements, équipements, matériaux... Le niveau des prestations répond aux plus grandes exigences de standing. Les cuisines sont proposées en option : équipement en électroménager : frigo, four, plaques de cuisson et hotte.

Le confort thermique et acoustique est optimal avec une isolation par l'extérieur et renforcée par l'intérieur.

LE RESPECT DE L'ENVIRONNEMENT

Choix énergétiques pour le chauffage, gestion de l'éclairage, de l'eau, des traitements d'air, utilisation de matériaux non polluants...

Comme toutes nos constructions, la résidence ARTMONY respecte ou dépasse les exigences de la RT2012.

RT 2012

ARTMONY Châtel

DU T2 AU T5

La résidence est composée de 30 appartements du T2 au T5 en duplex sous les toits. 4 appartements au rez-de-chaussée disposent de terrasses.

ÉQUIPEMENTS DES LOGEMENTS

- Chauffage collectif au gaz naturel
- Menuiseries bois avec volets roulants motorisés
- Placards équipés
- Salles de bains équipées (grand standing)
- Parquets dans les chambres (large choix de tons et d'essences), carrelage gris cérame 45x45 dans les pièces de vie et d'eau
- Balcons et terrasses revêtues de planelage bois

ÉQUIPEMENTS DE LA RÉSIDENCE

- Celliers individuels avec prise, éclairage et casiers à ski
- Garages souterrains accessibles par ascenseur
- Contrôle d'accès par vidéophone

CHÂTEL CÔTÉ VILLAGE... LE CHARME EN HÉRITAGE

Convoité, nature, authenticité... Bienvenue à Châtel, la station village par excellence. Au cœur d'un site naturel grandiose surplombant le lac Lemanois, un cadre unique pour la tranquillité et le bien-être.

Residence haut de gamme, prestations exceptionnelles, Châtel bénéficie du label « Villes et Pays d'art et d'histoire » ainsi que de la Haute Savoie « Qualité Tourisme ».

La résidence ARTMONY bénéficie d'un emplacement exceptionnel, au cœur du site, à l'ombre du lac Lemanois et à proximité immédiate du centre-ville. Profitez d'un accès direct aux équipements de Châtel ainsi que d'une vue imprenable sur le lac Lemanois et les montagnes environnantes. Les équipements de la résidence sont adaptés à tous les goûts, de la tranquillité à l'animation, de la détente à l'aventure.

ARTMONY Châtel

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