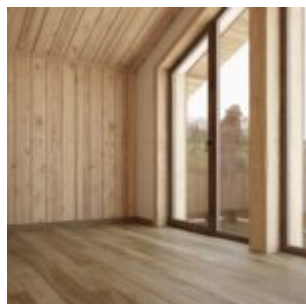




AGENCE  
MY HOME  
in the Alps

# Sublime chalet no. 3

Price : 960 000€





Chalet no. 3 in the Côte d'Arbroz. A charming and quiet location with mountain views, lots of sunshine and easy access to the slopes via the Col d'Encrenaz.

The Côte d'Arbroz is a very sought after area, known for its views, sunshine and proximity to Morzine, only 12 minutes away by car. You will avoid the chaos of the slopes and the town centres, while remaining close to all the activity. The area offers many opportunities for skiing, hiking and biking.

Currently under construction, this chalet should be finished in May 2024, so not too long to wait and you benefit from reduced notary fees. Chalet 3 will be finished with larch inside and out.

On the first floor there is plenty of space for outdoor parking. The garage is large 18m<sup>2</sup> and looks bigger than that in reality. There is space behind the garage for a safe room, or even a mountain room.

The living space is at the top of the beautiful staircase. It is very well laid out to maximize the view and minimize the vis à vis. The kitchen is not included in the price. The space is large enough that there is plenty of cupboard space, a large island and an entrance behind. In the living room there is a wood burning stove and access to the wrap around balcony to the terrace.

On the top floor there are 3 double bedrooms, between 10.50m<sup>2</sup> and 15.10m<sup>2</sup>, each with a built-in closet and one with an en-suite bathroom, the other two sharing a bathroom.

The chalet is a high end construction with old wood or larch used on the exterior, large openings on each level, high quality materials, wood / pvc floors, underfloor heating managed by a heat pump.

The chalets will be extremely efficient thanks to their insulation and heat pump.

Reduced notary fees of about 2.2 - 2.5%.

This is an exceptional chalet in a highly sought after location and not to be missed!  
Including fees of 5.26% to be paid by of the purchaser. Price excluding fees 912 000 €. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

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Bedrooms :3

Bathrooms :2

Surface area (m2) :156.00

Panoramic views of the mountains

Not long to wait, delivery in summer 2023

Price :960 000€

## PRESENTATION OF THE PROPERTY

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Price :960 000

Charges mensuelles :0.00

Situation :La Côte-d'Arbroz

Exposure :Sud

Meublé

Year of construction :2023

## PARTS

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Number of main parts :4

Bedrooms :3

Bathrooms :2

WC dans salle de bain(s) :3

Private WC :1

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### MY HOME IN THE ALPS



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