

## New 2 bedroom Apartment with garden in Chatillon-Sur-Cluses, Haute Savoie, Alpes

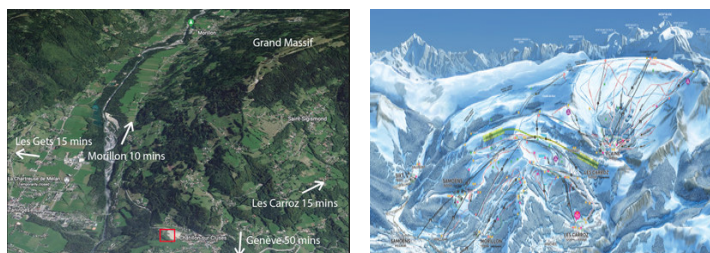
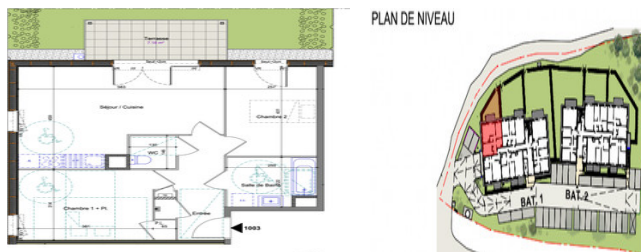


## INFORMATION

Town:	Châtillon-sur-Cluses
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	7 m2

## IN BRIEF

Beautiful newly build ground floor apartment of 59 m2 with garden, 2 bedrooms in Chatillon-sur-Cluses, comprising of terrace and parking. Within a short drive to the Grand Massif or Porte de Soleil ski area. This off plan property has been well designed and is a perfect holiday home or a perfect rental investment.



## 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.

## DESCRIPTION

Property Reference No AI1831

Ground floor apartment

Open living space with lounge and dining area of 22m<sup>2</sup> which

leads onto the 7.18 m<sup>2</sup> south west facing terrace.

Fitted kitchen with

appliances. Private garden of 46m<sup>2</sup>

Bedroom 1 - 12.49 m<sup>2</sup> with cupboard

Bedroom 2 - 10.31m<sup>2</sup>

Family bathroom with bathtub/shower

fitted with heated towel racks, lighting and mirror

Independent WC

Large format tiles in living spaces and wooden floors in bedrooms

Electric blinds on all windows

Parking spaces available

## NOTES

The ski domaine: the Grand Massif is a fabulous winter playground with 265kms of pistes. It has slopes that are family friendly and give access to forests, pastures and an altitude of over 1,000 metres.

If you're not a skier, there are still plenty of things to do all year round, leisure activities in this well surrounded area. In the summer you can enjoy horse riding, swimming, hiking, paragliding, mountain biking, climbing and a myriad of other activities.

Annecy 50 minutes

Geneva airport: 50 minutes

Grand Massif ski resort: 15 minutes

Porte de Soleil ski resort: 20 minutes

The residence:

The residence consists of 2 chalets of 3 floors respecting the codes of mountain architecture. The presence of high quality materials, such as the wood, gives a finish which is a balance between elegance and modernity.