

One bedroom chalet-apartment in the heart of Châtel ski resort, two steps from the Super Châtel ski lift

## EXCLUSIVE



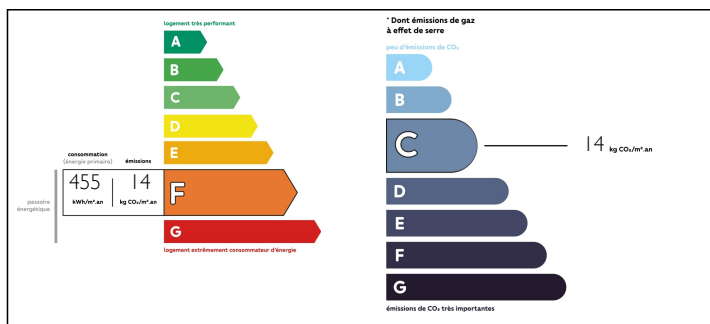
## INFORMATION

Town:	Châtel
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	45.24 m2
Outside Space:	19 m2

## IN BRIEF

Right in the heart of Châtel station, this well-maintained one bedroom (T2) chalet apartment is in a prime location. With the main Super Châtel ski lift just 25 metres / 1 minute walk away from the building. With a variety of commerce, ski shop, restaurants and bars close at hand, you can arrive, park your car and not use it again until you leave. The 45m2 ski.in apartment, located on the third floor (with lift), benefits from a 19m2 north-east wraparound balcony with piste view, a fully renovated bathroom, a separate WC, a bedroom that sleeps up to 4 people, a living area of 24m2 with fully-equipped kitchen, and a spacious entrance with storage cupboards. The apartment comes with a 4m2 cave and ski locker.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière:	699 EUR
Taxe habitation:	1003 EUR

## NOTES

## DESCRIPTION

This fantastic one bedroom ski-in apartment, that sleeps up to 6 people, could not be in a better location. In the heart of the picturesque Châtel ski resort, it's a convenient 25 metre / 1 minute walk to the Super Châtel ski lift from the building's boot room.

Located on the third floor of the building (with lift) this apartment benefits from a superb 19m2 wraparound balcony offering the best piste view and has a car park directly in front of the building with a controlled access barrier.

The apartment is 45m2 with a spacious bedroom that sleeps up to 4 people, a comfortable living area with piste view, and fully equipped open plan kitchenette with breakfast bar. The living area can be partitioned-off at night to create an additional bedroom for two. The shower room with separate WC are fully and tastefully renovated. There is a large and practical entrance with storage cupboard, coat hooks, and bench.

Being in the village centre, there is an abundance of commerce, restaurants, bars and leisure facilities including a cinema and indoor and outdoor pool, all within easy walking distance. Châtel is the perfect mountain resort for summer and winter with a wide choice of seasonal activities.

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Co-owned building of 63 units  
Provisional annual charges: 1800€

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