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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Chalet Charmet

**Bernex, Châtel & Vallée, Portes Du Soleil**

**584 480 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	584 480 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	03/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Bernex
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	111 m <sup>2</sup>
<b>Land area</b>	706 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	675 m
<b>Nearest shops</b>	175 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

We are delighted to offer for sale a brand new, off plan chalet, built to high specifications by one of the areas most respected local builders.

The chalet will adhere to the latest energy efficiency regulation, and its heat pump fuelled underfloor heating and state-of-the-art insulation and windows will ensure the property is economic to run.

Built over two floors the chalet will be arranged as follows;

On the ground floor, an open plan living, dining and kitchen area of 44 sqm, a pantry/laundry room, a guest toilet, entrance with storage and a single garage.

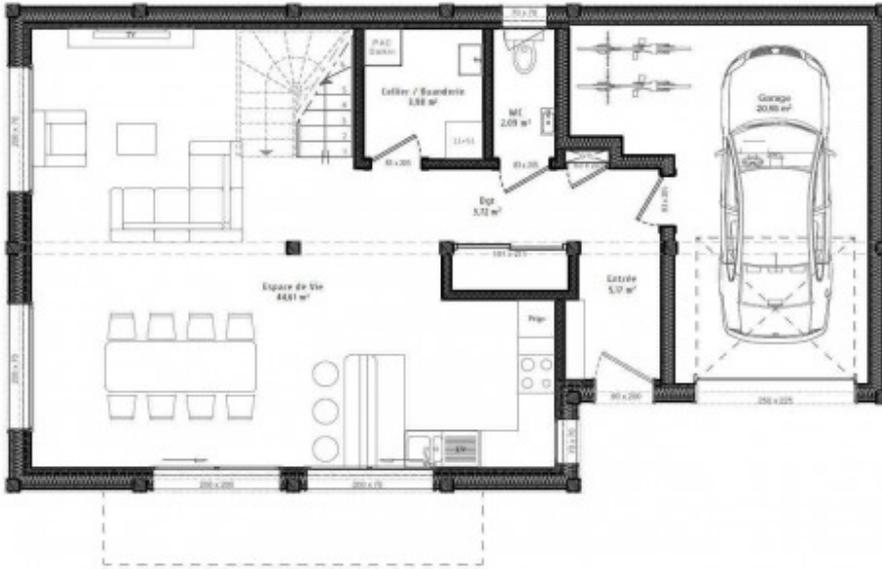
On the first floor three double bedrooms (two with balconies) a spacious family bathroom and a separate toilet.

Buyers will buy the land, and then contract the builders to build the chalet. This has the advantage of saving on acquisition costs.

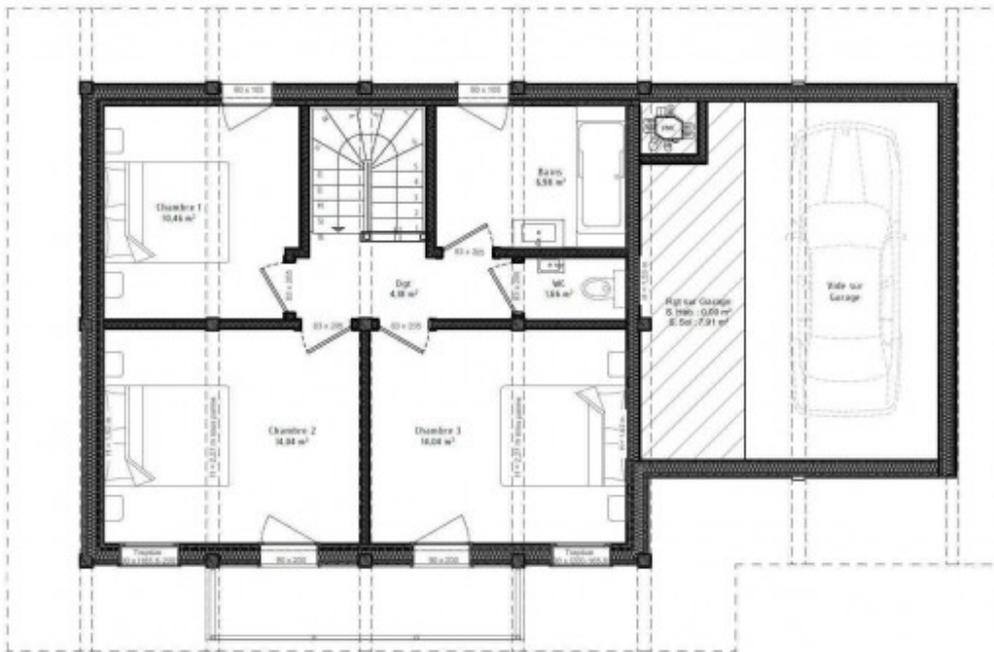
The chalet is located in the popular "Charmet" area of Bernex, close to a restaurant, and alongside the river walk which takes you to the ski station. In winter, you can often ski down alongside the river to access the skiing.

There are a number of additional costs to be aware of - tax, connection to services, insurance, notary fees, kitchen installation etc. These will total around 40.000 € TTC.

Bernex is a pleasant village, a small ski resort located just 10 minutes from Evian and the beaches of Lac Lemman. The skiing is on north facing slopes from 1000 - 2000m in altitude, and the village is only a 20 minute drive from the ski slopes of the Portes du Soleil.



Surfaces Habitables Chalet		
	Pièces	Surfaces
<b>Rez-de-Jardin</b>		
	Cellier / Buanderie	3,98
	Dgt	3,72
	Entrée	5,17
	Espace de Vie	44,61
	WC	2,09
		<b>59,57 m²</b>
<b>Etage</b>		
	Bain	6,98
	Chambre 1	10,48
	Chambre 2	14,04
	Chambre 3	14,04
	Dgt	4,18
	WC	1,66
		<b>51,38 m²</b>
		<b>110,93 m²</b>
Surfaces Garage Chalet		
	Identifications	Surfaces
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