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# Chalet Le Belvedere

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

**690 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 690 000 Euros       |
| <b>Status</b>                   | SOLD                |
| <b>Last updated</b>             | 13/03/2015          |
| <b>Area</b>                     | Portes Du Soleil    |
| <b>Location</b>                 | Châtel & Vallée     |
| <b>Village</b>                  | Chatel              |
| <b>Bedrooms</b>                 | 5                   |
| <b>Bathrooms</b>                | 4                   |
| <b>Floor area</b>               | 200 m <sup>2</sup>  |
| <b>Land area</b>                | 1157 m <sup>2</sup> |
| <b>Detached</b>                 | Yes                 |
| <b>Heating</b>                  | Electric radiators  |
| <b>Ski access</b>               | Ski bus             |
| <b>Nearest skiing</b>           | 1 km                |
| <b>Nearest shops</b>            | 1 km                |
| <b>Garden</b>                   | Yes                 |
| <b>Garage</b>                   | Triple              |
| <b>Drainage</b>                 | Mains drains        |
| <b>Taxe foncière</b>            | 2103.00 Euros       |
| <b>Energy efficiency rating</b> | TBC                 |
| <b>CO2 emissions</b>            | TBC                 |
| <b>Agency fees</b>              | Paid by the seller  |

## Property Description

Chalet Le Belvedere is a modern chalet built in 1995, and split into 3 good sized apartments.

On the main floor is a 100 m<sup>2</sup> spacious 3 bedroom apartment, with one en suite shower room and a family bathroom. Patio doors lead onto a sunny south facing balcony with splendid panoramic views of the village of Chatel. Although there isn't a fireplace in the apartment, a flue was installed when the property was built, and could easily be opened.

Upstairs are two 1 bedroom apartments of approximately 45 m<sup>2</sup>. Each apartment has a good size bedroom, a coin montagne with bunkbeds, and an open plan kitchen/dining/living area with door onto a south facing balcony.

On the ground floor level is a triple garage, ski lockers, and a cave area with washing machine. There is also parking for cars outside.

All three apartments generate a good rental revenue. The two upstairs apartments are rented year round, and the larger apartment is rented weekly to holiday makers. There is the opportunity to increase rental revenue by renting all three weekly to holiday makers.

The property is located just off the residential "Roitet" road, walking distance to the centre of Chatel, and served by a free ski bus in winter.

We have plans to show how this property could be turned from 3 apartments to one good sized chalet. Available on request.























