



Châtel - Luxury chalet close to the center - 275 sqm - 5 bedrooms

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SELLING PRICE : €2,150,000

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## DESCRIPTION

This sumptuous new family chalet boasts an exceptional location for admiring the view of the village of Châtel and the surrounding mountains.

Recently built in 2016, it is set in 541 m<sup>2</sup> of landscaped grounds and comprises 3 levels:

First floor: spacious, comfortable entrance with plenty of storage space and cupboards, direct access to the ski room and laundry room.

Also on this level are a games room, an en suite bedroom with shower and toilet, a large children's dormitory with its own shower room, a gym, a sauna for up to 8 people with separate shower and toilet.

On the upper level, you'll enjoy a vast living room with central fireplace, opening onto the terrace, and access to the jacuzzi.

The well-equipped kitchen, with its central island bar and integrated beer dispenser, will enable you to cook in complete tranquillity.

Access to the first floor is via a steel staircase, a central feature of the chalet, leading to the night space with three en suite bedrooms, one of which is a quadruple (bunk beds and 3 single beds).

A large two-car garage completes the property.

# FEATURES

Type de bien:	Chalet	Surface:	275.5 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,249.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 140kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : C kg CO<sub>2</sub>/m<sup>2</sup>.an

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