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## Luxury 4 bed ski Chalet for sale near to Praz-sur-Arly

Praz-sur-Arly , Haute-Savoie , Auvergne-Rhône-Alpes



**€1,449,000**

inc. of agency fees

4 Beds      3 Baths      185 sqm

4 bedroom ski chalet for sale in Praz-sur-Arly in Haute-Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

### At a Glance

**Reference** MFH-ALPM5109442

**Bed** 4

**Near to** Praz-sur-Arly

**Bath** 3

**Pool** No

**Price** €1,449,000

**Hab.Space** 185 sqm

**Land Tax** N/A

### Property Description

The new HAMEAU ALTO development consists of 24 apartments from 1-bedroom to 4-bedroom and 3 individual chalets with surface areas ranging from 43 sq.m to 169 sq.m.

It is located in the heart of the Espace Diamant ski area, in the town of PRAZ SUR ARLY, less than 10 minutes from Megève.

This authentic village-resort living at the rhythm of the 4 seasons is the ideal destination for your future stays, at about 1 hour from Geneva and 2 hours from Lyon. You will enjoy winter and summer activities thanks to the future creation of a leisure center with a swimming lake.

ALTO is a high standing project ideally located in a choice, preserved and natural area, close to the ski slopes. It offers an exceptional panorama of the Mont Blanc massif and the surrounding mountains. Each apartment has a basement parking space, and the interior configuration of your property can be customized.

Discover this chalet composed of 4 bedrooms including a master bedroom with a large dressing room, with a total surface area of approximately 185 sqm of which 169 sqm is habitable.

It is located opposite the Espace Diamant domain. Facing South-West-East, let yourself be seduced by the superb view of the surrounding mountains and the Mont Blanc range.

The ground floor can be adapted for disabled people.

\*Non contractual photos

VAT recovery possible

Reduced registration fees

## LAYOUT

### Garden level

- A laundry room
- A bathroom and an independent toilet
- Three double bedrooms with cupboards
- One master bedroom en suite with dressing room
- Access to the terrace of about 16 sqm and garden of about 47 sqm.

### Ground floor level

- The 49 sqm living room with open kitchen non equipped giving access to the two 25 sqm balconies
- A cellar
- Guest toilet
- Cellar and technical room

### Mezzanine level

- A bathroom and an independent toilet

## ANNEXE

- Two private parking spaces
- A cellar

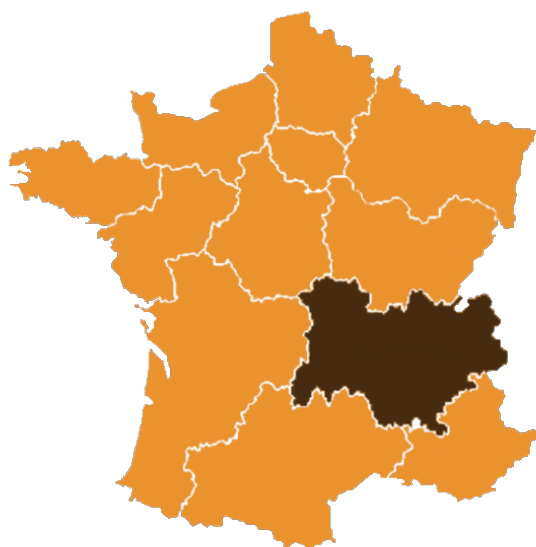
### Summary

Property type:	Chalet
Bedrooms:	4
Bathrooms	3
Price	€1,449,000

### Key Information

Year Built:	2022
Internal Area:	185 sqm
Has an Office / Study?	Yes
Has a Terrace?	Yes

### Location: Auvergne-Rhône-Alpes



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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