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## Luxury 8 bed ski Chalet for sale near to Essert-Romand

Essert-Romand , Haute-Savoie , Auvergne-Rhône-Alpes



# €2,250,000

inc. of agency fees

8 Beds      7 Baths      367 sqm

8 bedroom ski chalet for sale in Essert-Romand 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

<b>Reference</b>	MFH-ALPM5499936	<b>Near to</b>	Essert-Romand	<b>Price</b>	€2,250,000
<b>Bed</b>	8	<b>Bath</b>	7	<b>Hab.Space</b>	367 sqm
		<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

A former Napoleonic farmhouse, rebuilt and renovated, Chalet Gueret is a very well built and well appointed property with an attractive traditional style and high quality finish throughout the living areas and bedrooms. With 8 bedrooms and 7 bathrooms, it can easily accommodate a large family and friends. The ground floor comprises a two-bedroom flat with its own living room and separate entrance.

On the ground floor, there is a large living room with a wood-burning fireplace and library area, as well as a breakfast room and separate kitchen.

The main entrance hall gives access to the stairs leading to the next level, to the flat, but also to an office, a sauna with shower, a TV/games room and a separate toilet.

The location at the top of the village of Essert Romand, next to Morzine, guarantees beautiful open views over the valley and a quiet environment on a quiet road with very little through traffic.

The chalet backs onto open fields that will never be developed, and a hollow in the mountains gives it plenty of sunshine in the evenings. It is set in 1677 square metres of land, with a garden, a large sun terrace and a heated swimming pool with electric cover.

The basement houses a large laundry room, plenty of storage space for snow equipment and bikes, a storeroom and a wine cellar.

## LAYOUT

### LEVEL 0

- A wine cellar
- A laundry room
- A storage room
- A technical room

### LEVEL 1

- A living room
- An office
- Sauna
- A games/TV room
- Double bedroom
- En-suite bedroom

### LEVEL 2

- Lounge/dining room
- Library
- Separate kitchen
- Two en-suite bedrooms

### LEVEL 3

- 4 en-suite bedrooms

## ANNEXE

- Swimming pool
- 3 cellars

## Summary

Property type:	Chalet
Bedrooms:	8
Bathrooms	7
Price	€2,250,000

## Key Information

Year Built:	1900
Internal Area:	367 sqm
Number of Fireplaces:	1
Has an Office / Study?	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery













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