



## Chalet in Saint-Nicolas-la-Chapelle,

73590, Saint-Nicolas-La-Chapelle, Savoie, Auvergne-Rhône-Alpes

€1,070,000

Ref: MDH2023030

\* Available \* 4 Beds \* 221m2

Sale - Chalet Saint-Nicolas-la-Chapelle

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**French Entrée** 

## Property Description

Chalet of 221m<sup>2</sup> + 112m<sup>2</sup> of convertible basement.

Situated in a quiet and sought after area, this chalet was built in 1985 on a 6740m<sup>2</sup> plot of land with an open view of the surrounding mountains.

Equipped with photovoltaic panels, aérothermal heating and a completely renovated roof, this modernised chalet is low on energy consumption.

It comprises, on the ground floor, a large entrance hall, a 45m<sup>2</sup> living room with a fireplace and access to the balcony, a kitchen, 2 bedrooms, a shower room and a separate toilet.

On the first floor, it has 2 bedrooms, a large games room of 28m<sup>2</sup> that can be converted into a dormitory, a shower room with a toilet.

On the ground floor, this chalet offers a garage of 112m<sup>2</sup> which can accommodate 4 cars and which can be converted, a cellar of 15m<sup>2</sup>.

Close to the Espace Diamant ski area with 200 kms of pistes linking Praz-Sur-Arly, Notre Dame de Bellecombe, Flumet, Crest Voland, les Saisies and Hauteluce.

Saint-Nicolas-la-Chapelle is 20 minutes from Megève, 1h30 from Geneva and 2 hours from Lyon.

