

*Luxury New Build Apartment For Sale, close to Chatel Resort  
Centre*



*Price: EUR 417,500<sup>(\*HAI)</sup>*

*Reference: - KCORB201*

*Location: France, Châtel*

*Property type: Apartment*

*Bedrooms: 2*

*Bathrooms: 1*

*Habitable area: 59.9m<sup>2</sup>*

*Our Opinion*

*A fantastic development close to the centre of the popular and up & coming resort of Chatel. With amazing views & great facilities & all built to a very high standard, these apartments offer a great opportunity to purchase a well priced new build apartment in the alps.*

### **Summary**

*18 luxury new-build apartments for sale in Chatel. Just a short walk from amenities & lifts with amazing views of the mountains and valley. Plus secure underground parking plus personal storage facilities and ski lockers*

### **Key Features**

*Balcony*

*Close to Shops & Amenities*

*Covered Parking*

*New Build*

*Close to Pistes*

*Close to Ski Lifts*

*Luxury property*

*Off Street Parking*

### **Development Description**

*18 luxury new-build apartments  
Just a short walk from amenities & lifts  
Amazing views of the mountains and valley  
1hr 20 mins from Geneva Airport  
1-4 bedroom apartments and duplexes*

---

*The French Alps' most popular resort of 2015 in terms of international property buying demand has seen a huge amount of growth over the last year, with new lifts and a large public spa complex. One of a handful of new projects set to benefit from these infrastructure investments, Châtel l'Ô rouge enjoys an extremely convenient position close to the centre, yet private enough to offer a piece of true alpine serenity.*

---

### **Example Apartment:**

***Apartment B201: 2 Bedroom, 1 Bathroom, South & East Facing, Fourth Floor, 59.9m<sup>2</sup> habitable area, 8.84m<sup>2</sup> balconies : Lockable garage place included 15,000€***

---

*On the Route de Petit Châtel, l'Ô Rouge enjoys a dominant position on a large sunny plot with views up and down the Abondance Valley. The exterior of the property has been designed to blend in with the local vernacular. Planning conditions in Châtel are known to be very strict, something which has enabled the resort to retain its age-old character, unlike some of its neighbours.*

---

*The plot is located 500m from the centre of Châtel, with its shops, restaurants, boutiques, cafes and the Super Châtel lifts. The apartments are spread across two buildings, which use the topography in order to maximise the views from every single property.*

---

*All of the properties at Châtel l'Ô Rouge feature outside space from which to enjoy the wonderful views of the mountains and down the valley. Yet these views can also be enjoyed from inside the properties with the living areas boasting feature glazing, which also lets light flood in.*

---

*All of the properties at Châtel l'Ô Rouge feature balconies from which to enjoy the beautiful views, from Linga to the south round to the Abondance Valley to the north. Some units have the possibility of Jacuzzis on the balconies plus also open fireplaces inside. Interior specifications will be high in order to cater not only to the growing demands of today's modern property buyers, but also to potential rental clients should an owner wish to rent their property out.*

---

*More than half of the properties will be able to accommodate an outdoor Jacuzzi on the terrace and all come with secure and private underground parking.*

---

*The French Alps' most popular resort of 2015 in terms of international property buying demand has seen a huge amount of growth over the last year, with new lifts and a large public spa complex. Yet prices in this picturesque Savoyard resort are still well under that of its neighbours in Morzine and Les Gets. This new collection of apartments enjoys an extremely convenient position close to the centre, yet private enough to offer a piece of true alpine serenity.*

---

*The eagerly awaited the new lift system which connects Super-Châtel to the Linga ski area opened on the 31st January 2015. This new infrastructure removes the need to take a car or bus from the centre of Châtel if you want to start skiing at Linga, and therefore allows you to ski over to the Avoriaz and Morzine side of the Portes du Soleil considerably quicker as you will no longer have to pass through the Swiss resorts.*

*In short, wherever you are in Châtel, you are now closer to a greater choice of lifts and there is a reduced requirement for cars and buses.*

*No car/bus required to access Linga  
Much quicker access to other PDS resorts (Avoriaz/Morzine)  
Generally closer to more lifts & more resorts*

## *Châtel to become more popular*

*All units come with secure underground parking plus personal storage facilities and ski lockers. Examples of the developer's impressive existing work in Châtel is available for viewings by appointment. Please contact us for further information.*

*No of Properties = 18*

*Parking = Included*

*Rental options = Property and rental management options available. VAT rebate also feasible.*

*Mortgage Loan To Value = Up to 80% available*

*Notary Fees = 2.5%*

*Taxe d'Habitation (Council Tax) = Circa €12 per sqm per year*

*Taxe foncière (Property Tax) = Circa €12 per sqm per year, Exempt for first 2 years*

*Charges de copropriété (Co ownership charges) = Circa €19/sqm/year*

*Deposit = 5%*

*Delivery Dates = 1st semester 2017*

*\*HAI: Agency fees included-Payable by the seller.*



