

483 000 €

## Buying chalet

4 rooms

Surface : 107 m²

Surface of the living : 39 m²

Surface of the land : 961 m²

Year of construction : 1900

Exposition : Plein sud

View : Montagne

Hot water : Electrique

Inner condition : A moderniser

External condition : good

Couverture : tiles

## Features :

commanding position, Accès direct aux pistes, fireplace, Authenticité, Grand jardin, Vue panoramique Montagne, calm

3 bedroom

1 bathroom

1 WC

2 parkings

1 cellar

Energy class (dpe) : G

Emission of greenhouse gases (ges) : C

Document non contractuel

21/05/2024 - Prix T.T.C



## Chalet Orcières

Orcières - Merlette: AUTHENTICITY La Loge immobilière invites you to discover this authentic stone mountain chalet, enjoying a sumptuous panoramic view of the neighboring peaks. This chalet requires special attention, because it is one of the very first built in this hamlet well before the creation of the resort. Located in the adret in a dominant position, you will have an optimal southern exposure all year round! You will be able to take full advantage of the outdoor spaces in the summer seasons thanks to its pleasant flat garden with an unobstructed view. The house is organized on three levels: on the ground floor, you benefit from a large main room with kitchen, living room and dining room with an area of 43 m²; above two bedrooms and separate toilets with level access; on the last level, a bathroom and the third bedroom. That is a total of 8 beds. Access to the slopes and ski lifts of the resort can be done directly on foot from the chalet, no need to use your vehicle once installed. If you want to relax in an authentic place in the high mountains, you will undoubtedly be seduced by this environment and the location at the foot of the hiking trails. The chalet will also offer you the opportunity to generate rental income of €1,600/week in the middle of the winter season. Up to you !

