

## Price on request

Contact agency

à la bonne porte

99 avenue picasso

13480 Cabriès

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For sale chalet

6 rooms

Surface : 161 m²

Surface of the land : 1200 m²

Year of construction : 2021

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : NEW

External condition : NEW

Couverture : slate

### Features :

fireplace, double glazing, GARAGE,  
Laundry room, Automatic gate, CALM,  
Plancher chauffant et rafraîchissant,  
electric shutters

4 bedroom

1 terrace

1 bathroom

2 showers

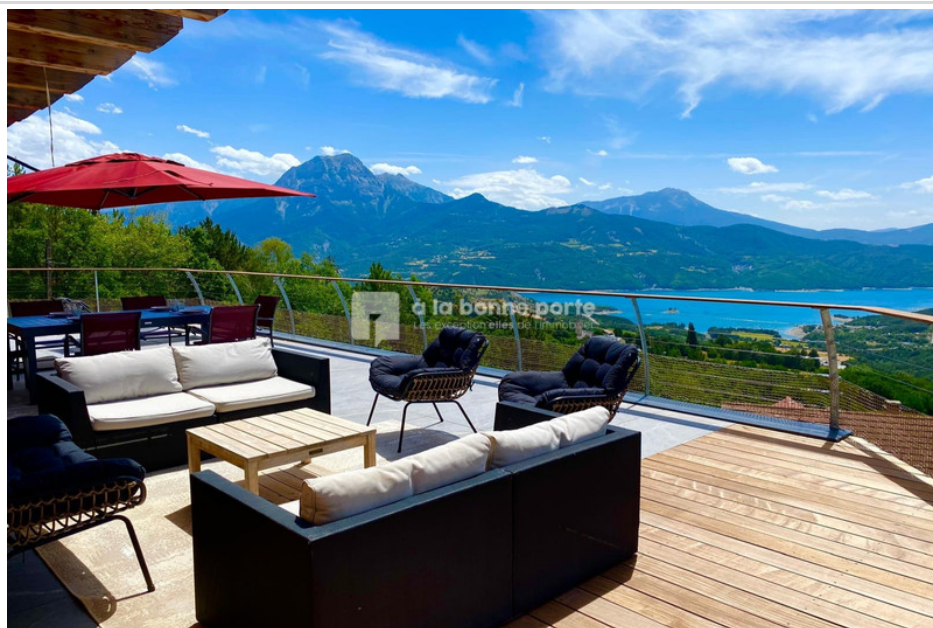
2 WC

2 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A



## Chalet 346 Prunières

I am excited to present this stunning high-end property set in a privileged location with a breathtaking view of Lake Serre-Ponçon. Nature lovers and those seeking authenticity will enjoy, both in summer and winter, an exceptional panorama and environment overlooking the mountains and the lake, a family ski resort just 20 minutes away, as well as other nearby resorts in the Southern Alps. Whether inside the chalet or outside, the atmosphere is peaceful and perfect for relaxation. Built in 2021 with quality materials, this charming and well-maintained chalet is a true haven of peace with approximately 200 m² of living space and excellent energy efficiency (wood fiber insulation, underfloor heating and cooling, wood stove, heat pump...). Every room offers a breathtaking view: The spacious, bright living area with a modern kitchen opens onto a large 70 m² terrace, The extra-large master suite with its balcony upstairs, And 2 other suites for your guests, Finally, a fourth bedroom designed as a dormitory will delight the children! But there's more: a large ski room/wardrobe at the chalet entrance, a double garage, and a workshop that can also serve as a gym or playroom, depending on your needs. The outdoor space is set up to easily accommodate a jacuzzi and a summer kitchen! Video and additional information available upon request by contacting me at 0685402933. Valérie Deltour Seeli, real estate negotiator with La Bonne Porte network, RSAC

