

Chalet Gérardmer 200 m<sup>2</sup>

---



PRIX DE VENTE : 1 550 000 €

---

EMAIL : [VALPROPERTY@COLDWELLBANKER.FR](mailto:VALPROPERTY@COLDWELLBANKER.FR)

## DESCRIPTION

Contemporary Lake View Chalet – 5 Bedrooms – Second Home & Rental Investment

Set on the heights of Gérardmer, just minutes from the lake and ski slopes, this recently built chalet offers approximately 200 sqm of living space within a preserved natural setting, enjoying optimal exposure and open views over the lake.

Designed as both a refined living space and a strategic investment, the property stands out for its intelligent layout, perfectly suited for use as a primary or secondary residence while allowing for high-end rental opportunities.

The main living area is filled with natural light, featuring an open-plan kitchen and lounge with direct access to a terrace overlooking the lake. A master suite completes this level.

Upstairs, two bedrooms with balcony access, along with a flexible open space, offer additional adaptability depending on lifestyle needs.

On the garden level, two fully independent bedrooms, each with private bathroom and separate access, provide ideal conditions for short-term rental or guest accommodation, ensuring privacy between owners and occupants.

A triple garage and technical areas complete the property.

Set on approximately 1,037 sqm of land, the chalet enjoys a quiet and sought-after location, close to the town center and year-round activities (skiing, hiking, water sports).

A rare opportunity for international buyers seeking a high-quality second home combined with strong rental potential in a well-established European destination.

Agency fees payable by the buyer.

€1,476,000 net seller price. €74,000 including agency fees.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

---

Type de bien :	Chalet	Surface :	200.0 m <sup>2</sup>	NB de pièces :	9 rooms
NB de chambres :	5 bedrooms				

---

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

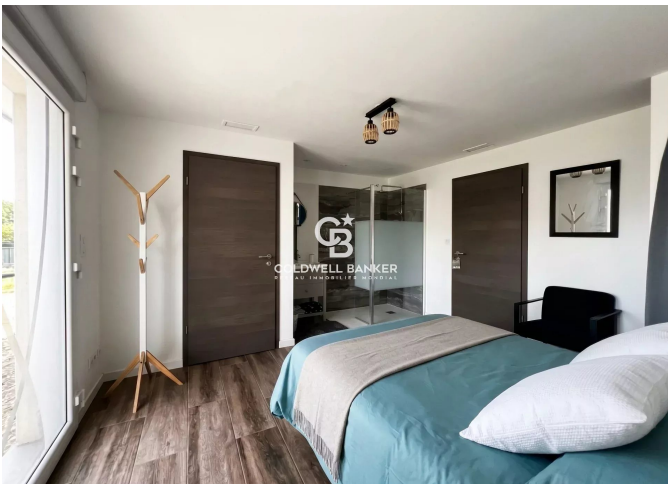
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 80

Indice d'émission de gaz à effet de serre (GES) : B 10



**COLDWELL BANKER**  
**EUROPA REALTY**



61 Grande Rue  
France, 72000, Le Mans



TÉL : +33243242733  
[valproperty@coldwellbanker.fr](mailto:valproperty@coldwellbanker.fr)