

Chalet La Bresse 480 m²



PRIX DE VENTE : 3 675 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

DESCRIPTION

An exceptional contemporary property with unobstructed views of the Vosges

Located in a preserved natural environment in the heart of the Vosges mountains, close to La Bresse and Gérardmer, this contemporary property offers a rare opportunity combining quality construction, accommodation capacity and investment potential.

Built in 2023 on a 5,752 m² plot, in an elevated position with no neighbours opposite, it offers over 180 m² of terrace space with unobstructed, exceptional views over the valley and a stunning setting nestled between forests and mountains. Easily accessible from Alsace, Switzerland, Luxembourg and Belgium, the area is experiencing growing interest from both national and international buyers seeking nature-oriented destinations.

With approximately 507,81 sqm of total floor space (480,06 sqm of living space), the property has been designed for mixed use, combining high-end residential living with hospitality potential. It features spacious reception areas opening onto large terraces, a fully equipped kitchen with a separate professional back kitchen, several independent suites with private bathrooms, and a separate living unit allowing for independent use.

A dedicated wellness area including an indoor pool, sauna, jacuzzi and treatment room completes the property, meeting the standards expected for premium assets.

The building, constructed in timber frame, benefits from high-quality technical features, including geothermal heating, strong energy performance, elevator access and full accessibility.

The property offers multiple strategies: primary or secondary residence, high-end rental investment (private stays, events, retreats), or continued boutique hospitality operation.

A distinctive real estate asset positioned within a growing market, combining lifestyle, privacy and investment value.

Agency fees payable by the buyer.

€3,500,000 net seller price. €3,675,000 including agency fees.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Chalet	Surface :	480.06 m ²	Ascenseur :	Oui
Taxe foncière :	€948.00	NB de pièces :	20 rooms	NB de chambres :	7 bedrooms

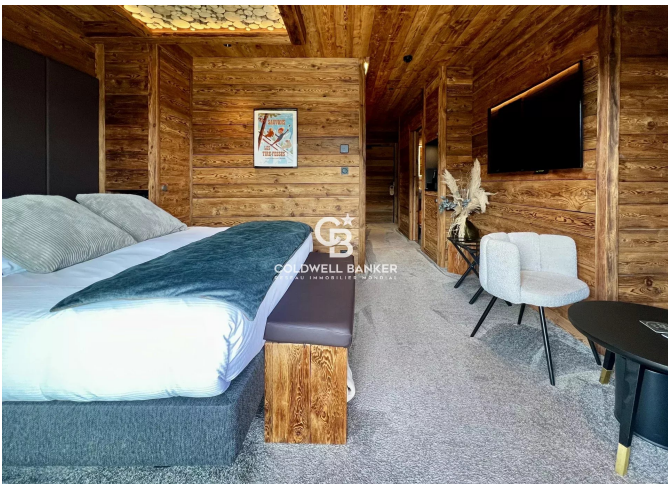
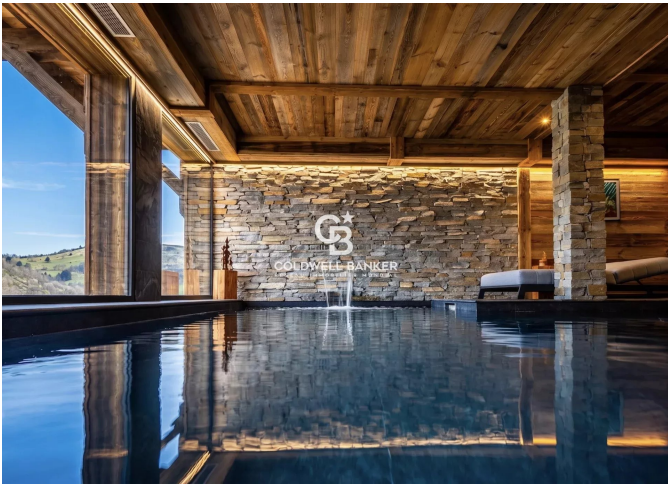
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Indice d'émission de gaz à effet de serre (GES) : A 4



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