COLDWELL BANKER
EUROPA REALTY

Chalet La Bresse 480 m²



SALE PRICE : 3 150 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

EXCLUSIVITY

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

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DESCRIPTION

Luxury Chalet for Sale in La Bresse, French Vosges – 480 sqm – Indoor Pool, Private Spa & Independent Apartment – Near Gérardmer

Set in an elevated position in La Bresse, in the heart of the French Vosges Mountains near Gérardmer, this exceptional contemporary chalet offers 480 sqm of living space, panoramic mountain views and complete privacy.

Built in 2023 on over 5,700 sqm of land, the property features south- and east-facing terraces overlooking the valley, forests and surrounding mountains.

Combining traditional Alpine-inspired timber architecture with contemporary luxury, the chalet offers generous proportions, expansive glazing and an exceptional connection with its natural surroundings.

A Prime Location in the French Vosges
La Bresse and Gérardmer are renowned year-round mountain destinations in eastern France, offering skiing, hiking, mountain biking, lakes and outdoor activities. Ideally positioned for international buyers seeking a luxury mountain retreat, the property is accessible from Alsace, Switzerland, Luxembourg, Belgium and Germany.

Elegant Living & Entertaining Spaces
The main chalet features spacious living and dining areas, a lounge, office, fully equipped kitchen and terraces.
Four luxurious bedroom suites, including one wheelchair-accessible suite on the ground floor and three on the garden level, each feature a private bathroom with both bathtub and shower.

Independent Apartment with Private Entrance
Occupying approximately 100 sqm on the upper floor, the self-contained apartment includes a fully equipped kitchen, spacious living room, two bedrooms, a dormitory-style bedroom and two shower rooms.
Ideal for extended family, guests, private accommodation or premium holiday rentals.

Private Indoor Pool & Wellness Spa
A dedicated pool area of over 60 sqm features an indoor swimming pool, complemented by a Jacuzzi, sauna and massage room. The latter could also serve as a fitness or wellness studio.

Premium Features & Energy Efficiency
Geothermal heating, heat pump, underfloor heating, fireplace, air conditioning, smart home technology, passenger lift, wheelchair accessibility and electric vehicle charging point.
Energy rating C – Greenhouse gas rating A.

A Versatile Luxury Mountain Property

Perfect as a primary residence, luxury second home, family retreat or high-end holiday rental investment. Potential uses also include boutique guest accommodation, wellness retreats, corporate retreats and private events, subject to applicable regulations and authorisations.

A rare opportunity to own an exceptional luxury chalet in La Bresse, near Gérardmer, in the French Vosges Mountains.

Buyer’s agency fees.
€3,000,000.00 net seller price. Agency fees: €150,000.00 incl. VAT.
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	Chalet	Area:	480.06 m²	Property tax:	€948.00
Number of rooms:	12 rooms	Number of bedrooms:	7 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 139

Greenhouse gas emissions (GHG) index: A 4

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