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Luxury 5 bed ski New Build and Off-Plan for sale near to Praz-sur-Arly

Praz-sur-Arly , Haute-Savoie , Auvergne-Rhône-Alpes



€1,300,000

inc. of agency fees

5 Beds 5 Baths 159.64 sqm

5 bedroom ski new build and off-plan for sale in Praz-sur-Arly in Haute-Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

At a Glance

Reference	MFH-ALPM5460531	Near to	Praz-sur-Arly	Price	€1,300,000
Bed	5	Bath	5	Hab.Space	159.64 sqm
		Pool	No	Land Tax	N/A

Property Description

Discover the final opportunity in the prestigious "Les Écureuils" new development, nestled in a preserved natural area of Praz-sur-Arly, just 10 minutes from Megève and only 600 meters from the Espace Diamant ski lifts.

This semi-chalet offers a spacious living area of 155,11 sq.m (Carrez law), perfectly combining Alpine tradition with contemporary comfort. Spread across multiple levels, it boasts generous volumes filled with natural light, thanks to its south-west exposure, balconies, and private garden — ideal for enjoying the breathtaking mountain scenery year-round.

Designed for tranquility and well-being, this property is part of an intimate residence of three chalets, each divided into two semi-detached homes, ensuring privacy and serenity.

A rare investment opportunity with VAT reclaim available and reduced notary fees, making this an exceptional purchase for both personal enjoyment and rental potential in the heart of the French Alps.

LAYOUT

LEVEL 0

- Entrance with ski room
- Hallway
- Two bedrooms with en-suite bathrooms and toilets
- Garage
- Private garden

LEVEL 1

- Spacious living area with open-plan kitchen, dining room, and lounge
- Separate toilet
- Hallway
- Large balcony

LEVEL 2

- Landing
- Master bedroom with en-suite bathroom and balcony
- Two en-suite bedrooms with bathrooms and balconies
- Separate toilet

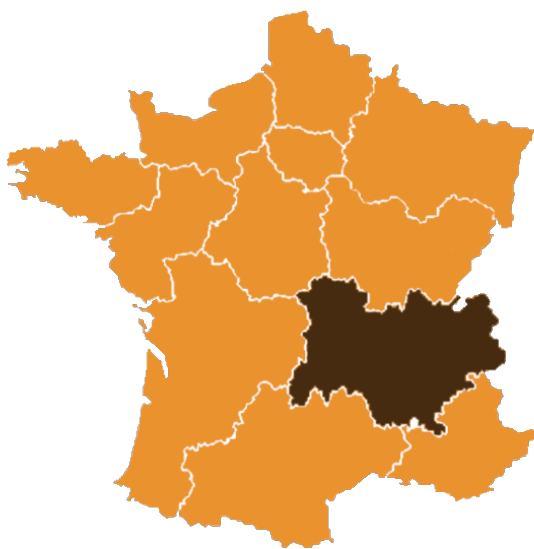
Summary

Property type:	New Build and Off-Plan
Bedrooms:	5
Bathrooms	5
Price	€1,300,000

Key Information

Year Built:	2025
Internal Area:	159.64 sqm
Number of	1
Fireplaces:	
Has a Terrace?	Yes

Location: Auvergne-Rhône-Alpes



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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S. and L. BROWN



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