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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet des Fleurs

Abondance, Châtel & Vallée, Portes Du Soleil

475 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

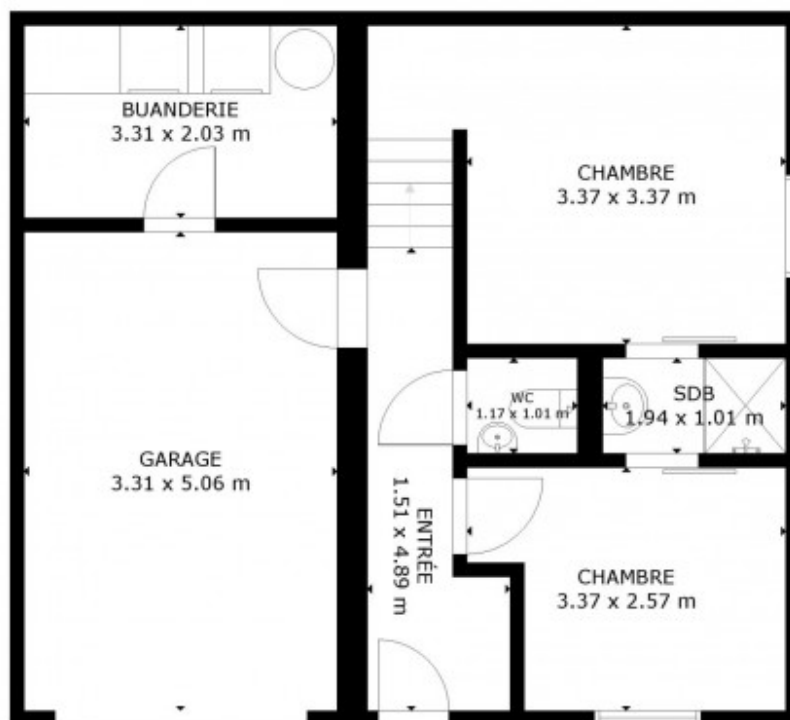
Price	475 000 Euros
Status	UNDER CONTRACT
Last updated	26/03/2024
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Abondance
Bedrooms	3
Bathrooms	2
Floor area	85 m²
Land area	391 m²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	2 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	923.00 Euros
Energy efficiency rating	E (385)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

Chalet Des Fleurs is a modern, pretty chalet located just outside the popular ski resort of Abondance in the Portes du Soleil. Built in 2011, the chalet is in excellent order throughout and comprises;

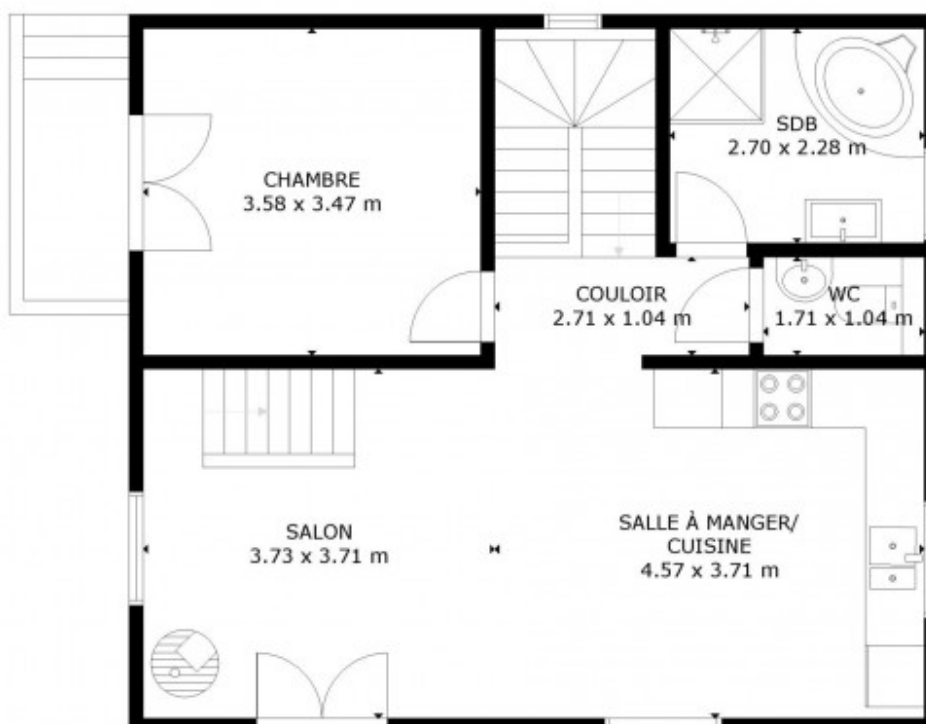
- On the lower ground floor, an entrance with separate WC, two double bedrooms, shower room, garage and laundry room.
- On the ground floor, a pleasant open plan living/dining/kitchen area with wood burning stove and access to large south facing terrace, a double bedroom, a family bathroom and separate WC.
- On the mezzanine, an extra sleeping area/bedroom.

The property benefits from approximately 135 sq m of usable space (85 sq m habitable space), and sits on a private plot of land of 391 sq m. The property faces south and has far reaching views of the mountains in front. It is located 2km from the centre of Abondance and within easy reach of the main Porte du Soleil ski access points.



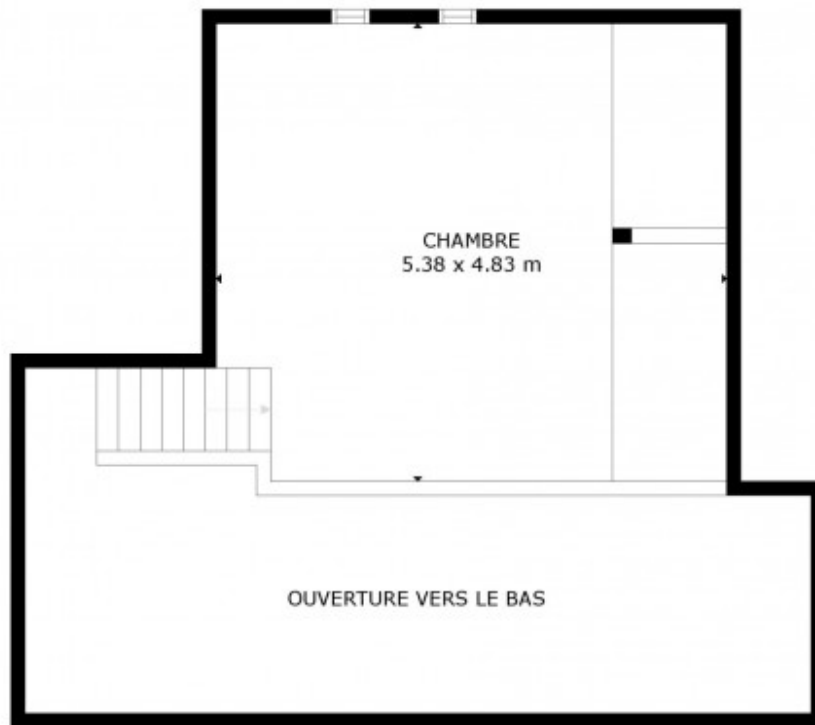
REZ-DE-CHAUSSEE

SUPERFICIE
TOTAL 121 m²
REZ-DE-CHAUSSEE 32 m², 1ER ETAGE 41 m², 2EME ETAGE 28 m²
SUPERFICIE EXCLUE GARAGE 24 m²
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



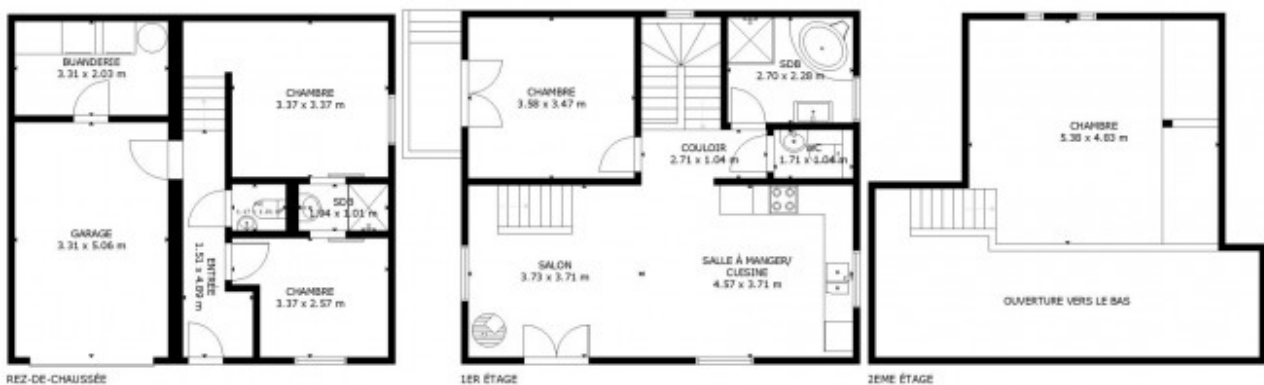
1ER ETAGE

SUPERFICIE
TOTAL 121 m²
REZ-DE-CHAUSSEE 32 m², 1ER ETAGE 41 m², 2EME ETAGE 28 m²
SUPERFICIE EXCLUE GARAGE 24 m²
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



2ème ÉTAGE

SURFACE
TOTAL 121 m²
REZ-DE-CHAUSSEE 32 m², 1ER ÉTAGE 81 m², 2ème ÉTAGE 28 m²
SURFACE EXCLUE GARAGE 24 m²
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



REZ-DE-CHAUSSEE

1ER ÉTAGE

2ème ÉTAGE

SURFACE
TOTAL 121 m²
REZ-DE-CHAUSSEE 32 m², 1ER ÉTAGE 81 m², 2ème ÉTAGE 28 m²
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