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# Chalet Le Pic Vert

**La Chapelle d'Abondance, Châtel & Vallée, Portes Du Soleil**

**895 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	895 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	08/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	151 m²
<b>Land area</b>	759 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	900 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1964.00 Euros
<b>Energy efficiency rating</b>	E (268)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Le Pic Vert is a large, modern chalet located above La Chapelle d'Abondance, with imposing views and lots of sunshine.

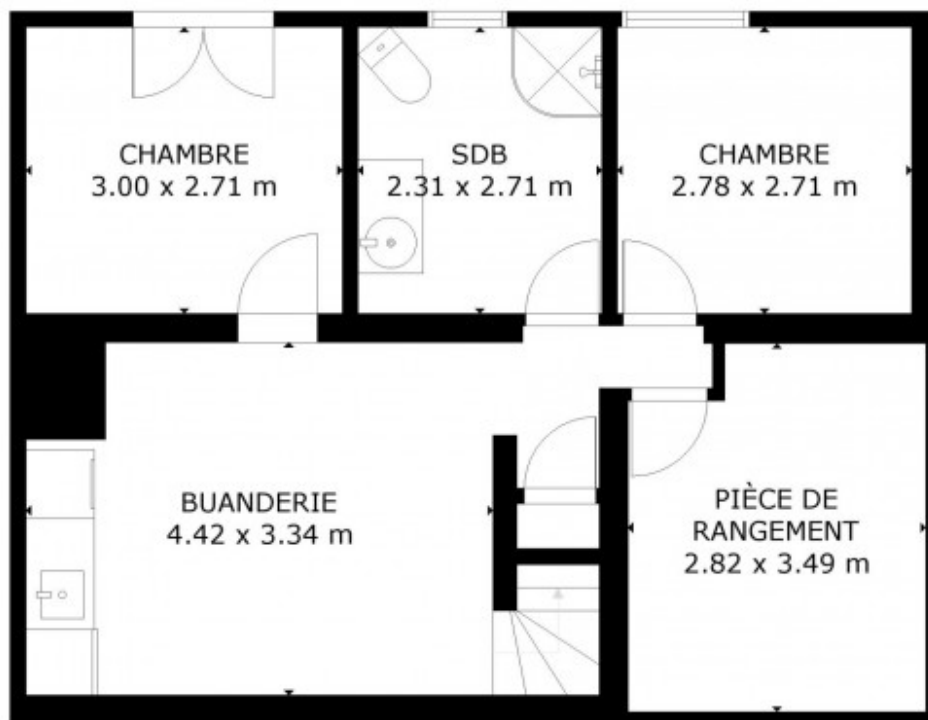
Built in 2001 by the local builders, Chalet Tardy, the property benefits from approximately 150 sq m of habitable space (185 sq m of total space) and is in excellent order throughout.

On the top floor is a spacious entrance hall, large garage, three double bedrooms (two with south facing balcony), a large family bathroom and a separate WC.

Steps lead down to the main living area, which has an open plan living/dining/kitchen area with built in fireplace, a games room with storage cupboard, separate toilet and access to the spacious south facing terrace.

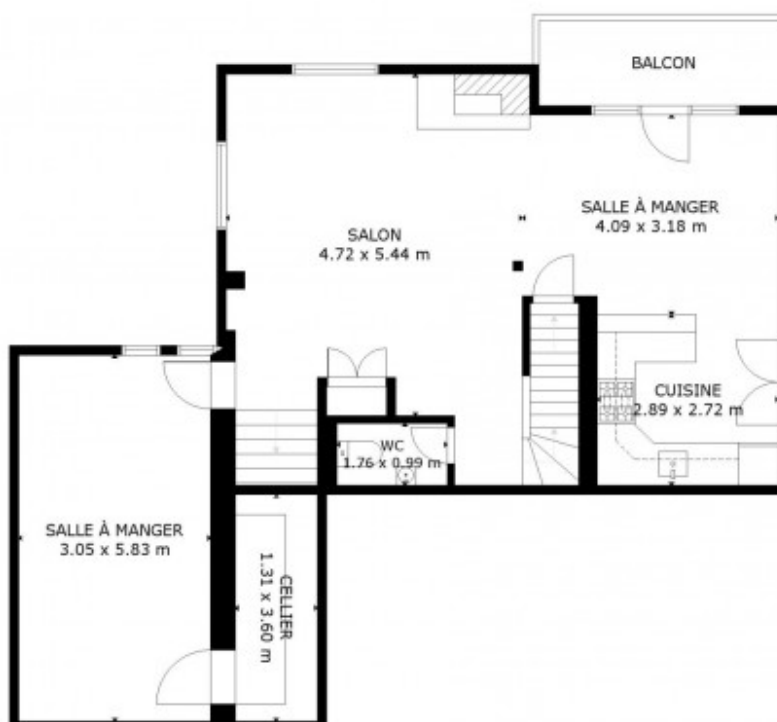
Downstairs are two double bedrooms and a family bathroom, a large laundry room and a cave/wine cellar.

The chalet sits in private, landscaped gardens of 759 sq m and benefits from unprecedented views and sunshine.



SURFACE INTERIEURE BRUTE  
TOTAL: 200 m<sup>2</sup>  
SOUS-SOL: 54 m<sup>2</sup>, REZ-DE-CHAUSSEE: 80 m<sup>2</sup>, 1ER ETAGE: 66 m<sup>2</sup>  
EXCLUE SUPERFICIE GARAGE: 21 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER

SOUS-SOL



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REZ-DE-CHAUSSEE



SURFACE INTERIEURE BRUTE  
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1ER ÉTAGE



SURFACE INTERIEURE BRUTE  
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