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# Chalet Les Eaux Tortes

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

**735 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	735 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/09/2011
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Floor area</b>	185 m <sup>2</sup>
<b>Land area</b>	2501 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	3 000 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Les Eaux Tortes is a beautiful modern chalet in the sunny location of Ville du Nant, above La Chapelle d'Abondance. The chalet was completed in 2006 and a lot of thought has gone into it's design and finishing.

The chalet is split into two parts - a main chalet with 4 bedrooms, and a separate 2 bedroom apartment. Both parts of the property are connected by an internal door.

In the main chalet, steps lead you down to a spacious open plan living/dining room with modern fireplace. Off this room is a large modern kitchen. There is also a unique feature of a conservatory area on the balcony - allowing use of the balcony on those sunny days in winter when it is too cold to sit outside.

In the main chalet there are also 4 spacious bedrooms, 2 bathrooms, 2 separate toilets, a mezzanine area and spacious landing area (previously used as an office). The top floor also benefits from high double height ceilings with exposed beams.

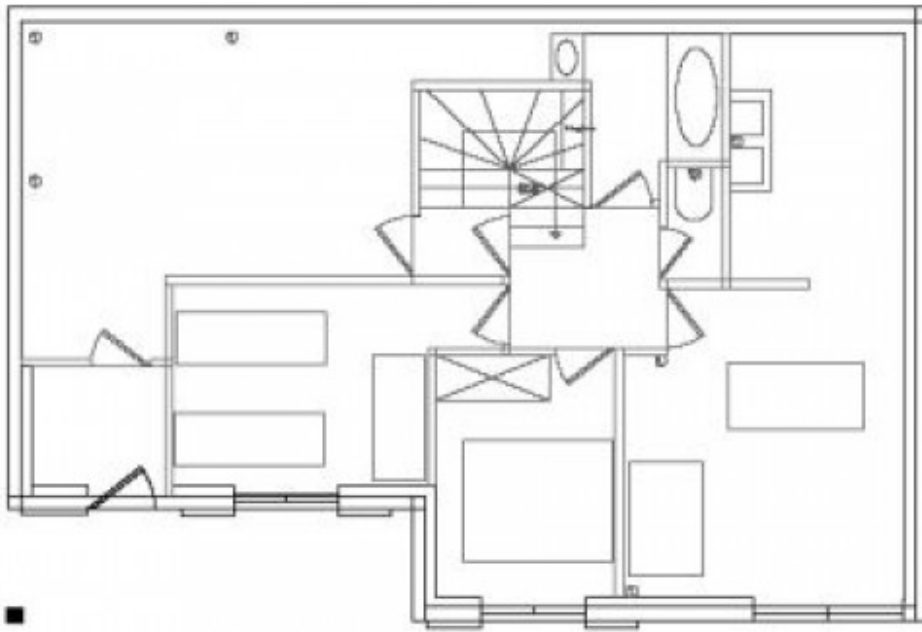
The apartment section comprises a living/dining area with attached kitchen, 2 large bedrooms, a bathroom & WC. The current owners have rented this out both in winter and in summer and receive on average 12.000 € per year rental.

The chalet sits on a spacious plot of land with views of the Dents du Midi. The land goes up into a small area of trees and has a natural spring which has been channelled down to a water trough outside the chalet - a real feature.

The main chalet has covered recessed balconies on both floors with access onto the garden and the apartment has doors which open onto a private sunny terrace.

The property also has a double open fronted garage, fuel central heating system, lots of storage in the boiler room, and an entrance porch with electric boot warmers.

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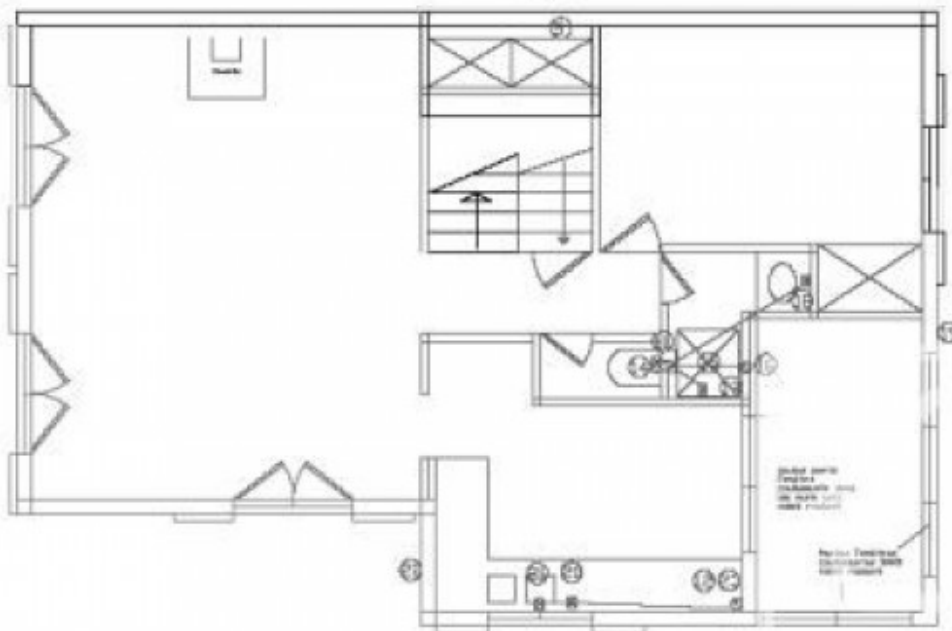


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Echelle | 2m.

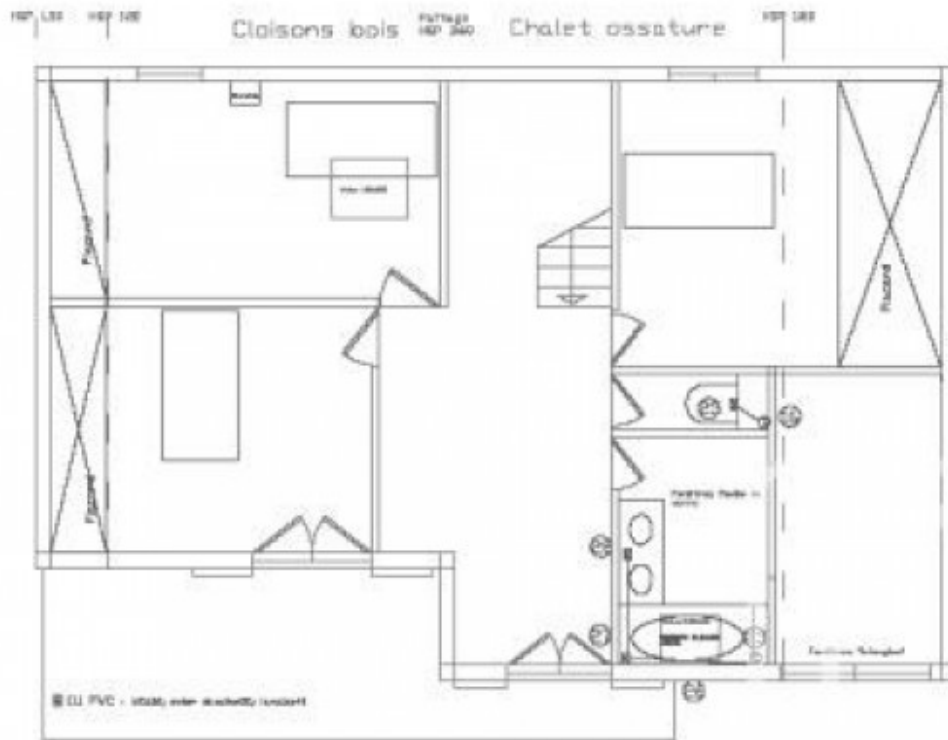
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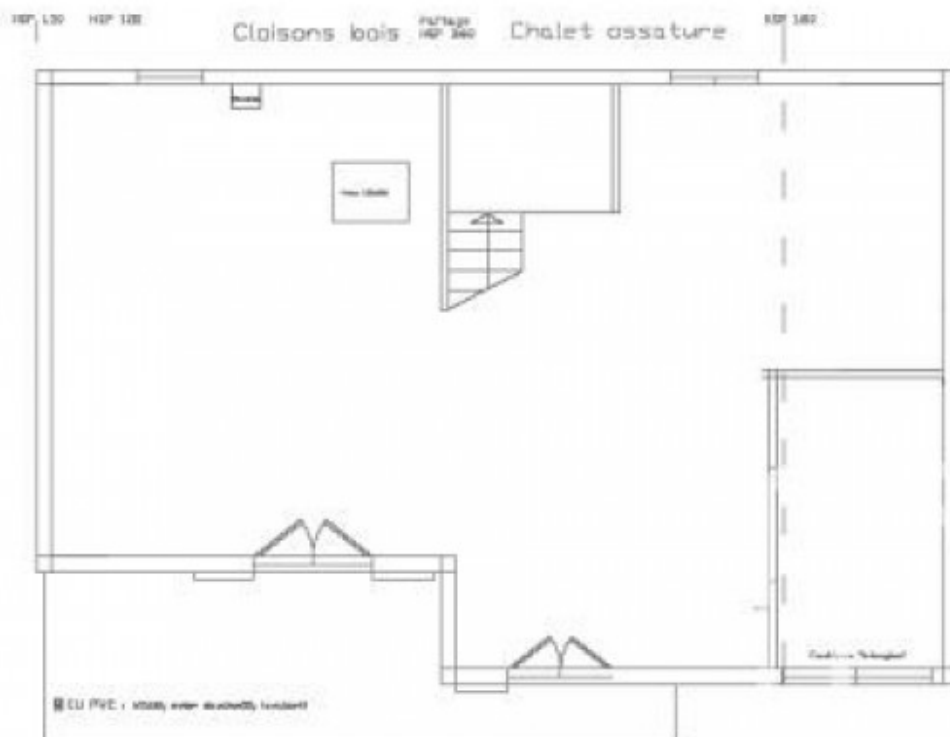
RdC

Echelle | 2m.



R+1

Echelle : 2m.



Mezzanine

Echelle : 2m.











