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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

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Planet Gliss

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

1 462 500 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	1 462 500 €uros
Status	SOLD
Last updated	23/03/2015
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	6
Bathrooms	5
Floor area	498 m²
Land area	1167 m²
Detached	Yes
Chimney	Enclosed fire
Nearest skiing	200 m
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet Planet Gliss is an excellent investment opportunity close to the skiing in La Chapelle d'Abondance.

The building consists of 3 beautifully converted apartments plus a ski shop. The details of the properties are:

1 bedroom duplex apartment (27 m2)

1st floor;

Living room with fully equipped open plan kitchen

South facing balcony

2nd floor;

Bedroom with built in cupboards

Shower room

Toilet

South facing balcony

2 bedroom apartment (52 m2)

Spacious entrance hall

2 bedrooms

Living room

Corner kitchen with access onto balcony

Bathroom

Separate toilet

2/3 bedroom duplex apartment (156 m2)

1st floor;

Spacious entrance hall

Large living room with central feature fireplace

Open plan professional kitchen

Utility room

Cellar

Bedroom

Separate toilet

Bathroom

South facing balcony

2nd floor:

Spacious bedroom with a "Balneotherapy" bathroom & sauna

Italian shower

Large mezzanine area (could be a third bedroom)

Under eaves area (could be a fourth bedroom)

On the ground floor is a commercial area of 263 m². This space is currently rented to tenants running it as a ski shop. When the current lease expires, new owners would be able to run the ski shop themselves, or indeed run a different commerce from the premises (subject to a change of use license).

There is also a large storage cave area, with storage spaces for each apartment.

Large apartment € 639 000

2 bedroom apartment € 277 000

1 bedroom apartment € 145 500

Shop € 401 000

TOTAL : €1 462 500

This property currently generates a healthy ROI (details available on request).













