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# Appt. Mont Blanc

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

**562 500 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	562 500 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	18/01/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	95.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	883.00 €uros
<b>Number of lots</b>	24
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (422)
<b>CO2 emissions</b>	D (25)
<b>Agency fees</b>	Paid by the seller

## Property Description

This luxury apartment is located in the pretty village of La Chapelle d' Abondance close to the centre (5 minute walk) and the ski piste (100 m)

The apartment is part of a development completed in 2012 which consists of 2 apartment complexes (each with 12 apartments) and a separate chalet.

The apartment is located on the ground floor with views over the valley and on the ski slope. Adjacent are two large terraces (22m<sup>2</sup> and 25 m<sup>2</sup>) situated on the sunny south-west side.

The apartment is spacious (110 m<sup>2</sup>) and comes fully furnished (incl TV's in the bedrooms and the living room). The kitchen is fully equipped with cooking utensils, coffee maker, dishwasher, refrigerator, stove and oven; all Miele appliances.

The apartment comprises 3 double bedrooms, a storage room, two bathrooms with shower + toilet and 1 with bath, living room with open-plan kitchen, a hall with separate toilet and wardrobe.

There is also an additional storage space (6 m<sup>2</sup>) in the basement and two parking spaces in the underground car park, and the entire apartment is equipped with a wood laminate flooring and underfloor heating.

The complex itself includes a spa (including a sauna and jacuzzi) and fitness area, laundry room with washing machines and a ski and boot drying room. There is a caretaker/reception service, and use can be made of a central cleaning.

This property is currently rented out as a "residence de tourism". This is not a system as rigid as a leaseback scheme, you have the choice how much you want to use it yourself vs rentals. If a buyer wants to continue renting the apartment using this system, it will allow for them to reclaim the VAT back off the price, and the purchase piece will be 562.500 €.

**If you want to purchase the apartment free of a rental commitment then the price will be 675.000 €.**

This may sound complicated but it isn't. Contact us and we will explain everything to you.

The property is covered by the copropriété rules.











