



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Anna

**Abondance, Châtel & Vallée, Portes Du Soleil**

**850 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

**Tel:** +33 6 77 83 19 98

**Email:** [ed@alpine-property.com](mailto:ed@alpine-property.com)

# Key Features

|                                 |                    |
|---------------------------------|--------------------|
| <b>Price</b>                    | 850 000 Euros      |
| <b>Status</b>                   | SOLD               |
| <b>Last updated</b>             | 14/10/2017         |
| <b>Area</b>                     | Portes Du Soleil   |
| <b>Location</b>                 | Châtel & Vallée    |
| <b>Village</b>                  | Abondance          |
| <b>Bedrooms</b>                 | 6                  |
| <b>Bathrooms</b>                | 4                  |
| <b>Floor area</b>               | 191 m²             |
| <b>Land area</b>                | 816 m²             |
| <b>Detached</b>                 | Yes                |
| <b>Nearest skiing</b>           | 2 km               |
| <b>Nearest shops</b>            | 2 km               |
| <b>Garden</b>                   | Yes                |
| <b>Garage</b>                   | Triple             |
| <b>Drainage</b>                 | Mains drains       |
| <b>Energy efficiency rating</b> | C (161)            |
| <b>CO2 emissions</b>            | A (2)              |
| <b>Agency fees</b>              | Paid by the seller |

## Property Description

Chalet Anna is a beautiful, newly built chalet, located just outside the popular village of La Chapelle d'Abondance.

Completed in 2016, this chalet has been built to the highest of specifications, and is tastefully finished and furnished throughout.

On the ground floor level is a self contained apartment with living/kitchen area, two bedrooms, bathroom and doors onto a sunny terrace. The ground floor also benefits from a gym and sauna area.

The main floor consists of a stunning open plan lounge, dining and kitchen area. What really sets this space apart is the access to the large, covered south/west facing balcony with hot tub which can offer real "indoor/outdoor" living on warm days. The kitchen is finished with old wood doors, granite work surfaces and high end appliances.

Upstairs are two double bedrooms with ensuite facilities and balconies, a third double bedroom, a bunk room with mezzanine sleeping area, and a family bathroom.

Throughout the property, the attention to detail is impeccable - oak wood floors are beautifully offset against the old wood walls, and no expense has been spared with the fixtures, fittings and tiling.

In front of the property is a large terrace area, perfect for relaxing in the sunshine and admiring the impressive views of the Mont de Grange. Underneath the terrace are three large garages with electronic doors (one of which has been converted into a ski room), and plenty of off road parking on the tarmac drive.

The chalet is heated with a state-of-the-art wood chip boiler and that, coupled with the high quality of insulation and glazing, will ensure that this property is not expensive to run.























