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# Chalet Abondance

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

**695 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	695 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	22/12/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Abondance
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	150 m²
<b>Land area</b>	1200 m²
<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>	600 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1234.00 Euros
<b>Energy efficiency rating</b>	F (405)
<b>CO2 emissions</b>	C (23)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Abondance is a beautiful, recently renovated chalet in a sunny, peaceful area not far from the centre of Abondance. The renovation has been done to a high standard throughout.

On the main floor is an open plan living room with fireplace, dining area and modern hi-spec kitchen. Doors lead out onto the sunny terrace which has open views across the valley towards the ski area. In the hallway is a separate toilet and stairs leading up to the first floor.

Upstairs is a master double bedroom with en suite bathroom (with both bath and shower), a extra double room, a single room and a shower room.

On the lower ground floor is a wide hallway and second lounge area, a double bedroom, a large twin room, and a large family bathroom (with bath & shower).

The chalet also has a laundry room, a boot room and benefits from underfloor heating on the ground and main floors.

The property sits in pleasant gardens and has an old mazot building which is in very good condition and could be converted into extra usable space (subject to obtaining a building permit). The area around the chalet is agricultural and very quiet, yet the property is walking distance from the centre of Abondance.

























