



**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 La Joly

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

**795 000 €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>	795 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/09/2021
<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>	5
<b>Floor area</b>	250 m²
<b>Land area</b>	418 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	75 m
<b>Nearest shops</b>	75 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1990.00 Euros
<b>Energy efficiency rating</b>	D (208)
<b>CO2 emissions</b>	D (31)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet La Joly is a large, modern chalet which lends itself to a wide variety of uses - from a family home, to a rental or gite business.

The location is perfect being a short walking distance from both the pistes/chairlift of Cret Beni, and the centre of La Chapelle d'Abondance. It is part of a gated community of 5 similar chalets and benefits from year round sunshine and open views of the pistes and the Mont de Grange. The cross country ski pistes pass close by and there is easy access to the footpath which runs alongside the river.

The house is arranged such that it can be used as one chalet, or as three independent apartments. This gives it a huge amount of flexibility when it comes to use.

On the garden level is a spacious 2 bedroom apartment comprising a large living room with fitted kitchen, two bedrooms, two bathrooms and a south facing terrace. There is a boiler room and internal staircase leading upstairs.

On the ground floor is also a 2 bedroom apartment comprising spacious living room with fully equipped kitchen and wood burning stove, pantry, two bedrooms, bathroom, separate toilet and south facing terrace. There is also an internal staircase leading upstairs.

The 1st floor comprises a living room with fully equipped kitchen, two bedrooms, a bathroom and a south facing balcony.

The property also has an outdoor shed, storage area for skis etc and a central heating system powered by an energy efficient gas boiler.

This house would be perfect for a wide range of uses - for large families looking for a holiday home to investors looking for well located rental properties.



































