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Chalet La Ferme

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

1 590 000 €uros

Contact

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Key Features

Price	1 590 000 €uros
Status	FOR SALE
Last updated	14/02/2026
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	7
Bathrooms	7
Floor area	430 m²
Land area	1196 m²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	800 m
Nearest shops	10 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	3097.00 €uros
Energy efficiency rating	E (214)
CO2 emissions	E (58)
Agency fees	Paid by the seller

Property Description

Chalet La Ferme – Exceptional Historic Farmhouse in the Heart of La Chapelle d'Abondance
Price: €1,590,000
Location: La Chapelle d'Abondance, Portes du Soleil, Haute-Savoie, France

A rare opportunity to acquire a truly unique alpine property in one of the most charming ski-resort villages in the Portes du Soleil! This historical farmhouse, dating from 1680, has been thoughtfully extended and fully renovated in 2007/2008, blending authentic character with modern comfort throughout.

Property Highlights
Spacious Family Home: Approximately 430 m² of living space across three floors, beautifully combining original architectural features with contemporary finishes.

Bedroom Layout: A total of 6 bedrooms and 6 bathrooms, including a master suite and several generous guest rooms — perfect for family living or rental use.

Independent Apartment: On the garden level, a self-contained one-bedroom apartment with living room/kitchen, private garden access, bathroom and utility spaces — ideal for guests or rental income.

Living Space: A stunning upper-floor living room with high ceilings, exposed original beams and a feature fireplace, opening to a well-equipped kitchen and mezzanine area.

Outdoor Living: Sunny, south-facing garden with terrace and sunken jacuzzi, plus a double garage, car port and off-road parking.

Caves For Development - The spacious cave areas could be converted into a swimming pool or cinema room.

Practical Features: Modern insulation, updated windows and efficient heating system, all delivered sympathetically within the traditional farmhouse fabric.

Unbeatable Central Location
Perfectly positioned in the centre of La Chapelle d'Abondance, this property offers immediate access to village amenities — shops, restaurants and ski bus service are just steps away. The ski bus stops nearby, connecting to the Portes du Soleil domain and Châtel's extensive piste network, while summer mountain trails and outdoor activities abound.

Investment & Development Potential
This is more than just a beautiful home — the substantial 1 196 m² land parcel, situated right in the centre of the village, presents significant investment and redevelopment potential. With such a large buildable plot in a prime alpine location, possibilities include:

Expansion or additional structures (subject to planning consent)

Commercial or tourism-oriented development (e.g., boutique chalets, guesthouses, or seasonal rental units)

Enhanced revenue streams leveraging the independent apartment and existing bedroom layout

Given the combination of location, scale and flexibility, this property represents a compelling buy for both lifestyle buyers and astute investors.

Why Chalet La Ferme Stands Out:-
 A stunning historic gem fully modernised for today's living
 Exceptional room configuration ideal for family use or guest accommodation
 Rare central village setting with immediate access to year-round activities
 Large plot with potential for future value creation