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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

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Appt. Le Grand Roc

Chatel, Châtel & Vallée, Portes Du Soleil

650 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	650 000 Euros
Status	SOLD
Last updated	29/08/2023
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	2
Bathrooms	1
Floor area	91 m²
Heating	Electric radiators
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	250 m
Nearest shops	550 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1274.00 Euros
Annual charges	1377.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	G (584)
CO2 emissions	C (19)
Agency fees	Paid by the seller

Property Description

The Grand Roc is an imposing building which houses three exceptionally large apartments. Located on the popular Route du Boude, the chalet has panoramic views of the Abondance valley, has plenty of year round sunshine and is ideally situated for easy access to both the skiing and the centre of Chatel.

On the middle floor, Appt. 2 is a unique property due to the size of its rooms and its unprecedented views. The main entrance leads into a corridor with plenty of in built storage. There is a modern kitchen and a very large living/dining room of nearly 40 sq m, with an open fireplace.

The apartment also has two large, double bedrooms, a modern bathroom with WC, plus an extra WC and sink.

In addition, there are large wraparound sunny balconies with far reaching views and a private garage. Access to the property from the garage is via some well maintained steps. Because the apartment is in a small co-proprietary of only three apartments, the apartment feels more like an individual chalet and owners can use the garden if they wish.

The property is covered by the copropriété rules.















