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# Chalet du Coteau Royal

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

**550 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	550 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/11/2023
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	90 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.5 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1312.00 Euros
<b>Annual charges</b>	828.00 Euros
<b>Energy efficiency rating</b>	F (481)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet du Coteau Royal is a pleasant, well proportioned chalet with amazing panoramic views of the Valley d'Abondance.

Built in the early 80s, the chalet is in good order throughout, but could benefit from some redecoration/modernisation, especially on the lower ground floor.

On the ground floor is an open plan living/dining/kitchen area with modern fitted kitchen, wood burning stove and sunny SW facing balconies.

Upstairs are two double bedrooms with balconies, a bunk room and a family bathroom.

The lower ground floor has a laundry room, a bunk room, a double bedroom, a storage room and a shower room.

The chalet is located at the end of the Route du Roitet, with impressive panoramic views and lots of sunshine. It comes with a covered parking space in the communal garage, and the ski bus stops at the bottom of the access stairs.



































