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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Au Mont

Abondance, Châtel & Vallée, Portes Du Soleil

1 425 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

Price	1 425 000 €uros
Status	FOR SALE
Last updated	15/06/2025
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Abondance
Bedrooms	6
Bathrooms	5
Floor area	240 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	2 km
Nearest shops	1.2 km
Garden	Yes
Drainage	Mains drains
Annual Taxes (est)	3 053 €uros
Taxe foncière	2387.00 €uros
Annual charges	9600.00 €uros
Energy efficiency rating	B (75)
CO2 emissions	C (20)
Agency fees	Paid by the seller

Property Description

We are very proud to offer this beautiful, detached chalet with an amazing view, located in the popular ski resort of Abondance, part of the Portes du Soleil ski domaine!

The chalet is south facing, and has open panoramic views. It is like new throughout and is situated on a complex which includes a wellness area, gym, pool, hot tub and sauna.

Built over 3 floors, the property comprises;

First floor: Spacious living room with large windows, access to the upper terrace, exposed beams and fireplace, an open and modern fully fitted and equipped kitchen with cooking island and granite worksurfaces, pantry, large sunny terrace (complete with lighting and fireplace), entrance hall and guest WC. The entire first floor is finished with a parquet floor and underfloor heating.

Floor -1: From the landing you have access to four bedrooms - two of which have an ensuite bathroom, a bathroom in the hallway, a separate toilet room and the stairs to floor -2. From each bedroom you can enjoy the amazing views of the mountains and the valley. Again, all bedrooms have a beautiful parquet floor with underfloor heating and the walls and ceiling are smooth plastered.

Floor -2: From the landing you have access to two bathrooms, the wellness area, ski / laundry room and two bedrooms. The ski/laundry room has a washing machine connection and a heatable Koralp ski boot holder. The wellness area with sofa bed has a light tiled floor and a sauna.

The chalet also benefits from two private parking spaces, a large carport and under the apartments an additional private covered parking space.

Located a short drive from the centre of Abondance, the chalet has easy access to the stations of the Portes du Soleil (Chatel, Morzine, Abondance, La Chapelle d'Abondance) and also the Montagnes d'Evian (Abondance, Bernex

& Thollon). In summer, the chalet is a short drive from the beaches on Lac Lemman (Evian, Lugrin).











