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# Chalet La Chapelle

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

**795 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	795 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	27/01/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	7
<b>Bathrooms</b>	4
<b>Floor area</b>	230 m <sup>2</sup>
<b>Land area</b>	452 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	75 m
<b>Nearest shops</b>	75 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2642.00 €uros
<b>Energy efficiency rating</b>	D (223)
<b>CO2 emissions</b>	D (32)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet La Chapelle is a fantastic, modern chalet comprising 3 independent apartments. It lends itself to a wide variety of uses, from a family or holiday home, to a rental or gîte business.

The location is perfect being a short walking distance from the pistes/chairlift of Cret Beni, and the centre of La Chapelle d'Abondance. It is a quality property with a sunny, south facing outlook.

On the ground floor is an independent apartment with 2 bedrooms and a coin montagne bunk room. There is also a laundry area, and ample storage including ski/boot storage in the entrance hall.

On the main floor is a spacious 2 bedroom apartment with wood burning stove and large sunny terrasse.

On the top floor is a spacious 3 bedroom apartment.

This chalet is a ready-made apartment rental business. However, there is also an interior staircase joining all three floors so it could easily be transformed into just one chalet.

Outside is ample parking for a number of cars, a space prepared for a pool if required, a storage room for bikes etc and even an underground wine cellar. The property also benefits from a gas powered central heating system.















