



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Sous Le Pas

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

**250 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

**Tel:** +33 6 77 83 19 98

**Email:** [ed@alpine-property.com](mailto:ed@alpine-property.com)

# Key Features

<b>Price</b>	250 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/04/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Abondance
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	105.8 m²
<b>Land area</b>	473 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	G (534)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Sous La Pas is an interesting traditional chalet in a small hamlet on the outskirts of Abondance.

The property stands alone next to a small river in a cluster of several houses along a secondary road.

One part of the property is habitable and comprises;

Bottom floor: large open kitchen / living space, boot room, bathroom with bath and toilet, indoor winter garden corridor looking out over the garden.

First floor: large master bedroom with a small separate adjoining room (potential bathroom or walk-in closet), smaller bedroom and a large central dormitory - sleeping 6/8 comfortably.

There is also a connected outhouse with large potential for renovation, containing a traditional Savoyard granary "Mazot" with ancient madrier construction technique, three other stone storage rooms under the connected outhouse structure and a garage.

Outside is a pleasant garden alongside the stream with a rockery and several trees, a wood shed, and two parking spaces (one at the front of the house and one in front of the garage).

The roof was entirely redone in 2015/2016 and part of the chalet is habitable. Overall the property is not very modern and will probably eventually require a full renovation.



































