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# Appt. Les Ecureuils

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

**349 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	349 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/06/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d'Abondance
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	60.7 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	800 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1401.00 Euros
<b>Annual charges</b>	1044.00 Euros
<b>Number of lots</b>	20
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (657)
<b>CO2 emissions</b>	E (40)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Les Ecureuils is a charming, modern duplex apartment located in a small residence of 20 apartments, close to the centre of La Chapelle d'Abondance.

Originally an old "colonie des vacances", the building was completely renovated in 2015, and the apartment is still like new throughout. The apartment benefits from over 60 sq m of habitable space (75.52 sq m total space) and comprises;

- On the lower floor, a spacious entrance with storage and stairs leading up to the main floor.

- On the main floor, a spacious hallway, open plan living/dining/kitchen area with south facing balcony, bedroom with ensuite shower room, second bedroom (with no external windows) and a family bathroom.

The apartment also benefits from some under eaves storage space. What is also interesting is that the property also comes with a spacious loft which could easily be converted to create extra space.

Outside are two parking spaces, and the property also comes with two spacious caves/storage spaces on the ground floor.

The building is around 800 m from the church and the centre of La Chapelle. The apartment looks south over farmland, and there is easy access to the path which runs alongside the river.

The property is covered by the copropriété rules.



















