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# Appt. Le Chateaubois

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

**593 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	593 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	5
<b>Bathrooms</b>	1
<b>Floor area</b>	116.6 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	750 m
<b>Nearest shops</b>	10 m
<b>Garden</b>	No
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1453.00 €uros
<b>Annual charges</b>	2925.00 €uros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (324)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Le Chateaubois is a modern and spacious duplex apartment located right in the centre of La Chapelle d'Abondance.

Built in 2002, the apartment is on floor 2 and 3 of a three story building. It is in good order throughout and comprises;

Entrance, kitchen, living room with access to the sunny balcony, 3 bedrooms (with balconies), shower room & separate toilet, stairs leading upstairs to a spacious mezzanine area and two further bedrooms.

Please note that the current kitchen is being upgraded and a 2nd shower room and WC are being installed.

The apartment has 116.57 sq m of habitable space, and a total usable space of over 150 sq m. There is plenty of storage throughout and it also comes with a cave area in the basement. A garage is available for an additional 17,000€.

The building is a small copropriety heated by a wood burning central heating system. It is located in the centre of the pretty village of La Chapelle d'Abondance, close to the shops and restaurants and within walking distance of the skiing.

The property is covered by the copropriété rules.























