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# Chalet du Coteau Royal, A

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

**665 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	665 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	23/09/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	85 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1483.00 Euros
<b>Annual charges</b>	894.00 Euros
<b>Energy efficiency rating</b>	F (393)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet du Coteau Royal A is a modern, warm and well proportioned chalet with amazing panoramic views of the Valley d'Abondance.

Built in 1989, the chalet underwent a high quality renovation inside and out in 2016. It is in excellent order throughout and is a true "key-in-hand" property.

On the ground floor is an open plan living/dining/kitchen area with modern fitted kitchen, Jotul wood burning stove, entrance with WC and coat/shoe cupboard and sunny SW facing balconies.

Upstairs are two bedrooms (one of which could house 3 or 4 beds) with balconies and a family bathroom.

The lower ground floor has a second living room, bedroom, shower room and plenty of storage space.

Each bedroom has a wooden fitted wardrobe.

The chalet is located at the end of the Route du Roitet, with impressive panoramic views and lots of sunshine. It comes with a private garage with storage space, and the ski bus stops at the bottom of the access stairs.















