



# 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

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## Chalet Petit Châtel

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

**2 995 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	2 995 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	07/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	7
<b>Bathrooms</b>	7
<b>Floor area</b>	354 m <sup>2</sup>
<b>Land area</b>	1600 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	4905.00 Euros
<b>Energy efficiency rating</b>	B (89)
<b>CO2 emissions</b>	A (2)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet "Petit Chatel" is an absolute masterpiece of construction. Built by the best local artisans in 2013, to the highest of specifications, the chalet has arguably one of the best locations in the entire village with commanding panoramic views of the whole Abondance Valley.

The property has three floors dedicated to living space, plus a spacious basement area used for garaging and storage. With over 350 sq m<sup>2</sup> of habitable space, the main chalet is generously proportioned and comprises;

On the lower ground floor: Spacious entrance with ample storage space, ski/boot room, double bedroom with en suite bathroom, smaller bunk room, laundry room, indoor swimming pool with shower and WC facilities, boiler room, large covered terrace area.

On the ground floor: Main living room and dining area with picture windows and access to the side terrace and balcony, large modern kitchen, TV room, second living/dining/kitchen area (ideal for staff or for a breakout living space away from the main living area), double bedroom with ensuite bathroom, pantry, two guest WCs.

On the first floor: Four large en suite bedrooms (the two bedrooms at the back of the chalet are exceptionally large with a space which could be used as a secondary sleeping area if required).

The property benefits from a modern and energy efficient central heating system powered by a ground source heat pump. And the indoor swimming pool has large doors to open to the outside on sunny/warm days.

At the road level is a spacious garage, double car port, and plenty of storage space.

The chalet is located at one of the highest points in the village and offers unrivalled views and sunshine. Although nestled amongst the pine trees, the property is a short walk from the free ski bus. The nearest chairlift and shops/restaurants are a two minute drive away, and it is often possible to ski back to the chalet via an easy 4x4

track.













