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# Appts. Les Chrysales, T2

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

**293 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	293 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	31/10/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	49.7 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	44
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

We are proud to launch 2 of the 4 blocks of this new residence, C and D, each consisting of 11 apartments.

The project is located in Passengué, a short drive from the centre of La Chapelle d'Abondance and from access to the ski slopes. It is 90 minutes from Geneva airport.

Delivery is scheduled for 2026.

The apartments range from 1 to 3 bedrooms (277,000€ to 548,000€) and are light & airy with big windows opening onto large south facing balconies.

The main features of the 1 bedroom, 1 bathroom apartments are:-

- Fully equipped kitchen
- Floor covered in stoneware tiles
- Wood-veneer parquet in the bedrooms
- Brushed wood panelling on 1 wall in the bedrooms
- Electric roller blinds (or hinged wooden shutters (according to plans)
- Designer interior doors
- Garage unit with independent electrical equipment and motorised door
- Colour videophone access control
- Dual interior/exterior thermal insulation
- Double-glazed insulated windows
- Individual gas heating system with condensing boiler and hot water supply

The published price includes parking, cave and ski locker.

La Chapelle d'Abondance is a hidden gem, offering a wonderful blend of traditional charm, scenic beauty, and access to a vast ski area, Les Portes du Soleil, with over 600 kilometres of slopes, spanning both France and Switzerland. It maintains a peaceful, family-friendly atmosphere, making it a favourite for those who want a quieter, more traditional experience compared to larger, bustling resorts and has 75kms of its own slopes. It is a fantastic base for exploring the Chablais Massif and nearby attractions like Lake Geneva and the thermal baths at Évian-les-Bains.







PROPOSITION HOME STAGING 3D - NON CONTRACTUEL



PISTES DE SKI		5 mn
COMMERCES		5 mn
GENÈVE		1h20
AÉROPORT		1h30
A40		1h15
A9 (SUISSE)		45mn
TGV (SUISSE)		40mn

4 CHALETS COLLECTIFS  
 \* DU T2 AU T4 \*  
 DE 11 LOGEMENTS





**LES CRYSSALIDES**  
44 logements collectifs  
La Chapelle d'Abondance

BATIMENT	ETAGE	N° APPART.	TYPE
D	RdC	002	T2

ENTREE + Placards	5,70m <sup>2</sup>
WC	2,15m <sup>2</sup>
CHAMBRE + Placard	12,13m <sup>2</sup>
BAINS	4,75m <sup>2</sup>
SEJOUR - CUISINE	25,00m <sup>2</sup>
<b>TOTAL HABITABLE</b>	<b>49,78m<sup>2</sup></b>

TERRASSE	17,20m <sup>2</sup>
JARDIN	21,00m <sup>2</sup>



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BATIMENT	ETAGE	N° APPART.	TYPE
D	2 <sup>e</sup>	202	T2

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WC	2,95m <sup>2</sup>
CHAMBRE + Placard	12,90m <sup>2</sup>
BAINS	4,75m <sup>2</sup>
SEJOUR - CUISINE	25,00m <sup>2</sup>
<b>TOTAL HABITABLE</b>	<b>49,70m<sup>2</sup></b>
TERRASSE	9,50m <sup>2</sup>

