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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. Les Chrysalides, T4

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

573 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

Price	573 000 €uros
Status	FOR SALE
Last updated	31/10/2024
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	3
Bathrooms	2
Floor area	88.3 m ²
Heating	Gas
Chimney	None
Ski access	Ski bus
Drainage	Mains drains
Number of lots	44
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 3 bedroom, 2 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.

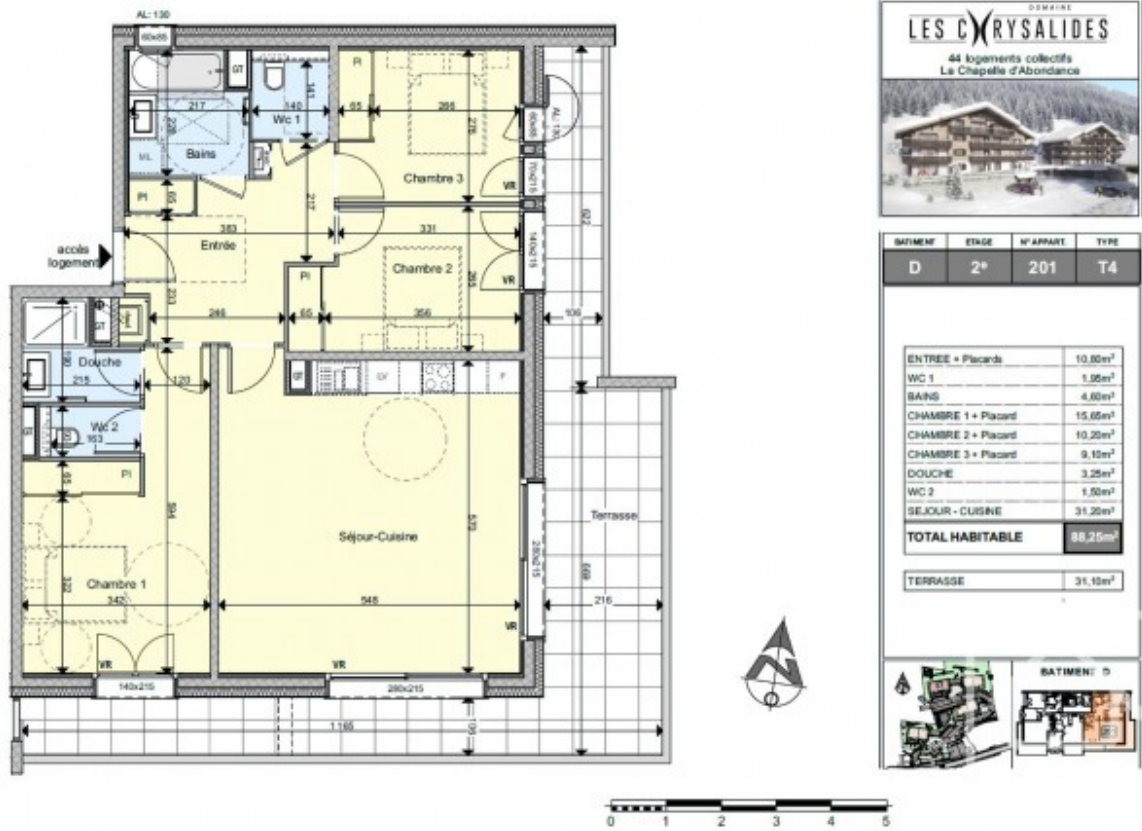
3 bedroom, 2 bathroom apartments:-

Apt	Facing	Size m2	Price inc VAT	Floor
C003	S	88.25	€ 517,000	Ground
D001	S	88.25	€ 517,000	Ground
C103	S	88.25	€ 538,000	1st
D101	S	88.25	€ 540,000	1st
C203	S	88.25	€ 573,000	2nd
D201	S	88.25	€ 573,000	2nd

[Apts. Les Chrysalides, T2](#)

[Apts. Les Chrysalides, T3](#)

The property is covered by the copropriété rules.







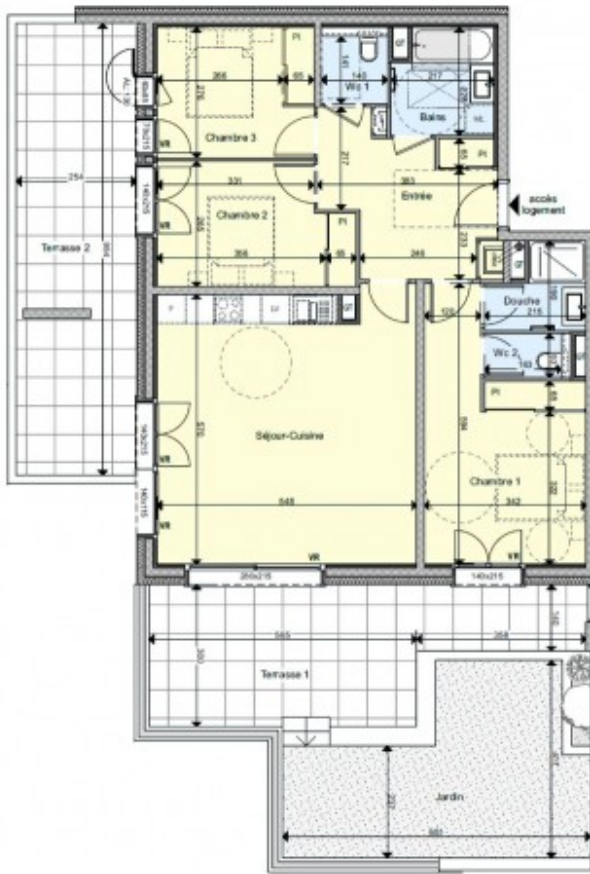
PROPOSITION HOME STAGING 3D - NON CONTRACTUEL



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



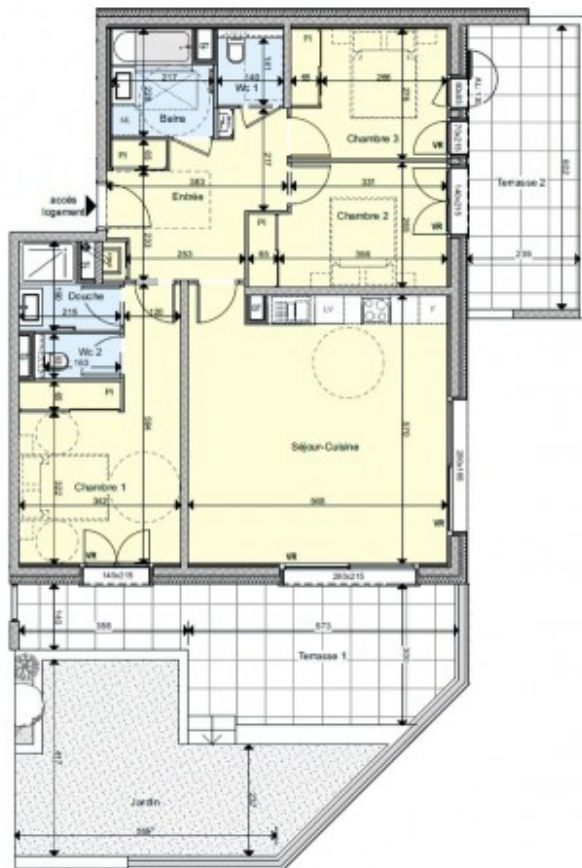


LES CRYSAIDES
44 logements collectifs
La Chapelle d'Abondance

BATIMENT	ETAGE	N° APPART	TYPE
C	RdC	003	T4

ENTREE + Placards	10,80m ²
WC 1	1,96m ²
BAINS	4,60m ²
CHAMBRE 1 + Placard	15,65m ²
CHAMBRE 2 + Placard	10,20m ²
CHAMBRE 3 + Placard	9,19m ²
DOUCHE	3,25m ²
WC 2	1,50m ²
SEJOUR - CUISINE	31,20m ²
TOTAL HABITABLE	88,25m²

TERRASSE 1	21,80m ²
TERRASSE 2	23,95m ²
JARDIN	20,15m ²



LES CRYSAIDES
44 logements collectifs
La Chapelle d'Abondance

BATIMENT	ETAGE	N° APPART	TYPE
D	RdC	001	T4

ENTREE + Placards	10,80m ²
WC 1	1,96m ²
BAINS	4,60m ²
CHAMBRE 1 + Placard	15,65m ²
CHAMBRE 2 + Placard	10,20m ²
CHAMBRE 3 + Placard	9,10m ²
DOUCHE	3,25m ²
WC 2	1,50m ²
SEJOUR - CUISINE	31,20m ²
TOTAL HABITABLE	88,25m²

TERRASSE 1	21,30m ²
TERRASSE 2	14,40m ²
JARDIN	21,06m ²

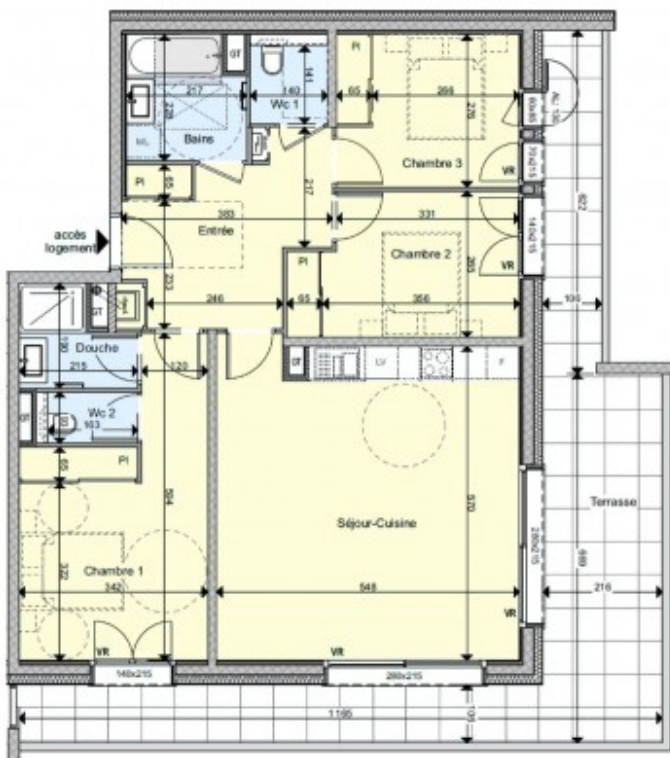




BATIMENT	ETAGE	N° APPART	TYPE
C	1 ^e	103	T4

ENTREE + Placards	10,80m ²
WC 1	1,95m ²
BAINS	4,80m ²
CHAMBRE 1 + Placard	15,65m ²
CHAMBRE 2 + Placard	10,20m ²
CHAMBRE 3 + Placard	9,13m ²
DOUCHE	3,25m ²
WC 2	1,50m ²
SEJOUR - CUISINE	31,20m ²
TOTAL HABITABLE	88,25m²

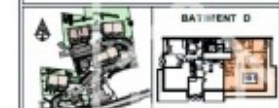
TERRASSE	31,43m ²
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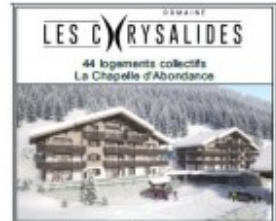
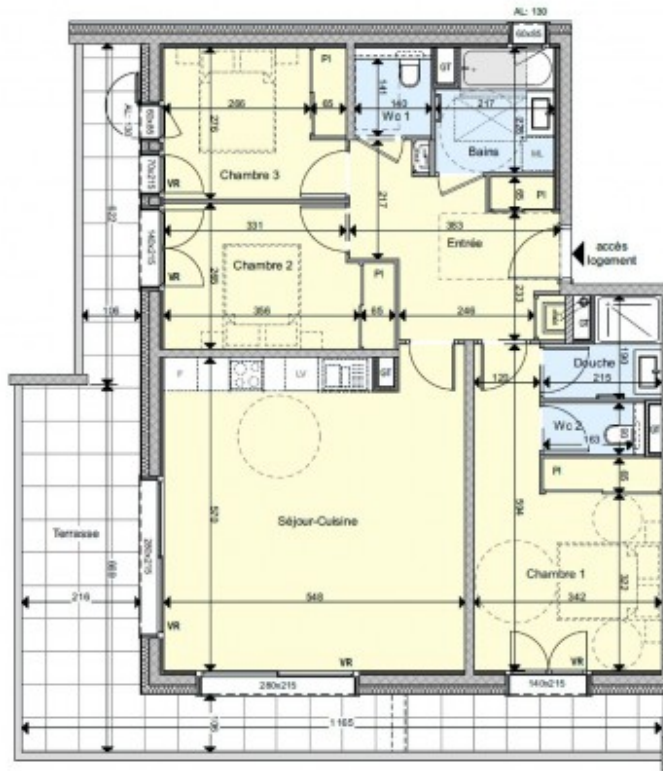


BATIMENT	ETAGE	N° APPART	TYPE
D	1 ^e	101	T4

ENTREE + Placards	10,80m ²
WC 1	1,95m ²
BAINS	4,80m ²
CHAMBRE 1 + Placard	15,65m ²
CHAMBRE 2 + Placard	10,20m ²
CHAMBRE 3 + Placard	9,13m ²
DOUCHE	3,25m ²
WC 2	1,50m ²
SEJOUR - CUISINE	31,20m ²
TOTAL HABITABLE	88,25m²

TERRASSE	31,43m ²
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BATIMENT	ETAGE	N° APPART.	TYPE
C	2 ^e	203	T4

ENTREE + Placards	10,80m ²
WC 1	1,95m ²
BAINS	4,65m ²
CHAMBRE 1 + Placard	15,65m ²
CHAMBRE 2 + Placard	10,25m ²
CHAMBRE 3 + Placard	9,15m ²
DOUCHE	3,25m ²
WC 2	1,55m ²
SEJOUR - CUISINE	31,25m ²
TOTAL HABITABLE	88,25m²

TERRASSE	31,15m ²
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