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# Appt. 2, Chalet Eglantine

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

**1 100 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	1 100 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	05/11/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	128 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	250 m
<b>Nearest shops</b>	100 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	2
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (227)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Built in 2024 to the highest of standards, Appt. 2 in Chalet Eglantine is an exceptional penthouse property located right in the centre of Chatel.

This duplex apartment is in a small building consisting of only two apartments. So it is closer to owning an independent chalet, than an apartment, with all the benefits of being in the centre of the village.

On the lower floor is the main entrance, and four bedrooms. The master bedroom has an ensuite bathroom with balcony, and there are three other double bedrooms (two with balconies) and a family bathroom.

In the attic level is an open plan living/dining area with fully fitted modern kitchen from which there is access to a balcony with far reaching views. The high ceilings and exposed beams give the feel of a converted traditional farm. There is also a shower room and useful extra storage room.

The apartment comes with 2 private parking spaces and a cave for ski/bike storage.

Because the property is brand new, it benefits from lower acquisition costs of approx 2.5% (as opposed to 7.5% for resale properties).

The property is covered by the copropriété rules.















