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# Chalet Les Trois Canards

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

**2 150 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	2 150 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	11/07/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	7
<b>Bathrooms</b>	6
<b>Floor area</b>	270 m²
<b>Land area</b>	674 m²
<b>Detached</b>	Yes
<b>Heating</b>	Wood pellet boiler
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	3037.00 €uros
<b>Energy efficiency rating</b>	C (159)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet “Les Trois Canards” is a stunning, modern and energy efficient chalet located only 1km from the centre of Chatel, with far reaching panoramic views from the pistes to the valley of Abondance.

Built in 2017 to the highest specification by renowned local builders, the chalet is in excellent condition throughout. It benefits from 270 sq m of habitable space (approximately 320 sq m of total space) and comprises;

On the lower ground floor; two spacious en-suite bedrooms, spacious entrance hall with WC, sauna, boiler/laundry room. Spacious double garage.

On the ground floor; three spacious en-suite bedrooms, two further spacious bedrooms sharing a family bathroom, two spacious entrance halls (one on each side of the building). Four of the rooms have access to a sunny SW facing balcony.

On the upper floor; beautiful open plan living/dining area with fireplace decorated with spectacular marble tiles, large modern kitchen leading through to a second living area and smaller kitchen. All living spaces have access to the generous, sunny, SW facing balconies.

On the mezzanine floor; on both sides of the building is a mezzanine which can be used as a study/tv area.

The property is located only 1km from the center of Chatel, on a quiet residential road with views over open farmland.

























