

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 de Luxe**

Chatel, Châtel & Vallée, Portes Du Soleil

#### 1 895 000 €uros



### **Contact**

Contact **Ed Ockelton** about this property.

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## **Key Features**

**Price** 1 895 000 €uros

StatusFOR SALELast updated01/10/2025AreaPortes Du SoleilLocationChâtel & Vallée

VillageChatelBedrooms7Bathrooms6Floor area270 m²Land area674 m²DetachedYes

**Heating** Wood pellet boiler **Chimney** Wood burning stove

Ski accessSki busNearest skiing1.2 kmNearest shops1 kmGardenYesGarageDoubleDrainageMains drainsTaxe foncière3037.00 €uros

**Energy efficiency rating** C (159) **CO2 emissions** A (4)

**Agency fees** 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.























