



alpine-property

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

Chalet Les Trois Canards

Chatel, Châtel & Vallée, Portes Du Soleil

2 150 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

Price	2 150 000 €uros
Status	FOR SALE
Last updated	19/11/2024
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	7
Bathrooms	6
Floor area	270 m ²
Land area	674 m ²
Detached	Yes
Heating	Wood pellet boiler
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	1 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	3037.00 €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.













