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# Appt. Mont Blanc B

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

**695 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	695 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	31/12/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	126 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	150 m
<b>Nearest shops</b>	30 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1467.00 €uros
<b>Annual charges</b>	7800.00 €uros
<b>Number of lots</b>	24
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (272)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Mont Blanc apartment B is a luxury apartment located in the pretty village of La Chapelle d' Abondance, close to the centre (5 minute walk) and the ski pistes (150 m).

The apartment is part of a development completed in 2012 which consists of 2 apartment complexes (each with 12 apartments) and a separate chalet.

Located on the first floor with beautiful south facing views of the Mont de Grange mountain and the ski pistes, this exceptionally spacious (126 m<sup>2</sup>) property comprises;

- An open plan living/dining/kitchen area with wood burning stove and sunny dual aspect (East and South) balcony
- Four spacious double bedrooms (one with extra bunkbeds) all with access to the West facing balcony
- A large family bathroom with bath and shower and a second shower room with sauna
- A separate toilet, cupboard in the entrance hall and a technical room for the washing machine.

The apartment comes fully furnished and the modern kitchen is fully equipped. There is also an additional storage space in the basement and two parking spaces in the underground car park.

The complex itself includes a spa (with a sauna and jacuzzi) and fitness area, laundry room with washing machines and a ski and boot drying room. There is a caretaker/reception service, and use can be made of a central cleaning service.

The property is covered by the copropriété rules.











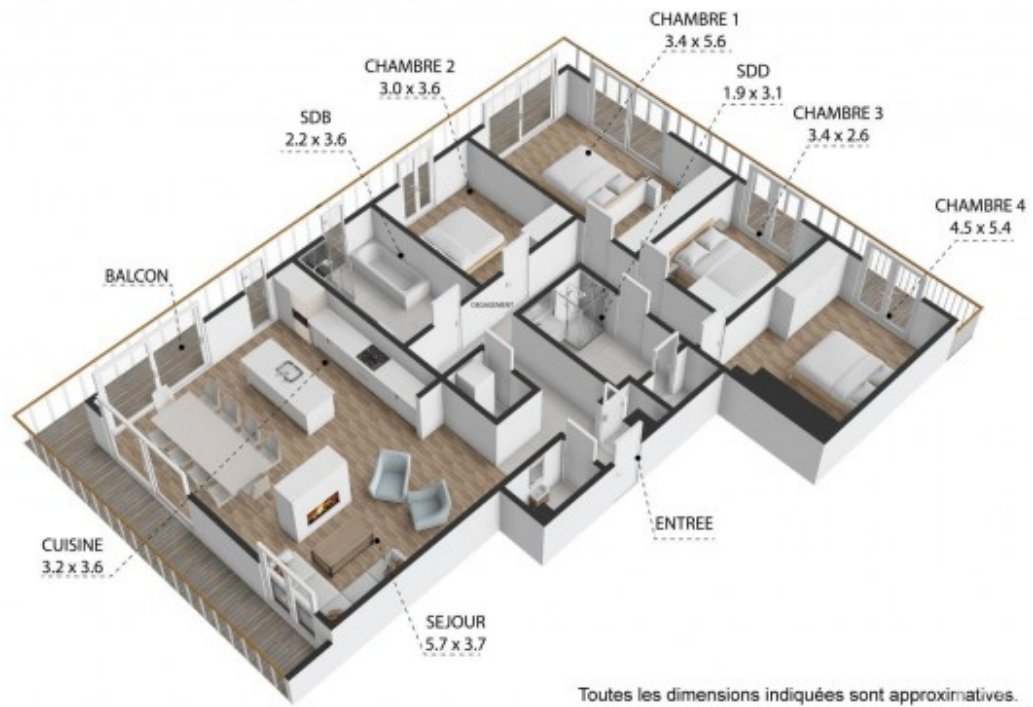












Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.