

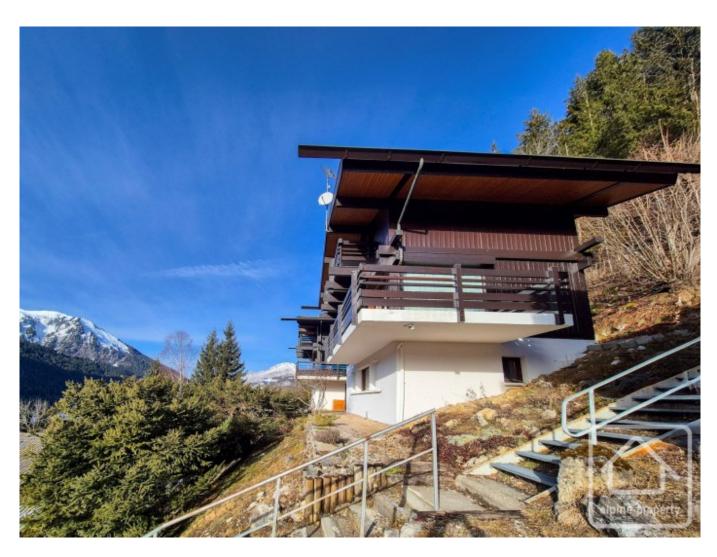
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## **Chalet Coteau Royal E**

Chatel, Châtel & Vallée, Portes Du Soleil

575 000 €uros



## **Contact**

Contact **Ed Ockelton** about this property.

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## **Key Features**

Price 575 000 €uros
Status UNDER CONTRACT

Last updated14/03/2025AreaPortes Du SoleilLocationChâtel & Vallée

VillageChatelBedrooms5Bathrooms2

**Floor area** 88.9 m<sup>2</sup> **Detached** Yes

**Heating** Electric radiators

ChimneyNoneSki accessSki busNearest skiing1.5 kmNearest shops1.5 kmGardenYes

DrainageMains drainsTaxe foncière1805.00 €urosAnnual charges952.00 €uros

**Energy efficiency rating** F (475) **CO2 emissions** C (15)

**Agency fees** Paid by the seller

## **Property Description**

Chalet du Coteau Royal E is a pleasant, well proportioned chalet with amazing panoramic views of the Valley d'Abondance.

Built in the late 80s, the chalet is in good order throughout, but could benefit from some redecoration/modernisation, especially on the lower ground floor.

On the ground floor is an open plan living/dining/kitchen area with modern fitted kitchen and sunny SW facing balconies.

Upstairs are three double bedrooms (two with balconies) and a family bathroom.

The lower ground floor has a 2nd living room with kitchenette, two bunk rooms, and a shower room.

The chalet is located at the end of the Route du Roitet, with impressive panoramic views and lots of sunshine. It comes with a garage and a covered parking space, and the ski bus stops at the bottom of the access stairs.



