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Chalet Dragon

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

1 450 000 €uros



Contact

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Key Features

Price	1 450 000 €uros
Status	FOR SALE
Last updated	13/02/2025
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	9
Bathrooms	7
Floor area	262 m ²
Land area	1212 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	280 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	3356.00 €uros
Energy efficiency rating	F (363)
CO2 emissions	C (19)
Agency fees	Paid by the seller

Property Description

Chalet Dragon offers buyers the opportunity to acquire two chalets in the sought after area of “Le Rys” in the popular ski resort of La Chapelle d’Abondance.

Built in the 1980s, the two chalets are in excellent order throughout and offer owners many usage options.

Currently, the larger of the two chalets (Chalet Dragon) is used as a family holiday home, while the smaller chalet (Chalet Dragon) is rented as a gîte.

The chalets are laid out as follows;

Chalet Dragon is a spacious chalet laid out over four floors. It benefits from approximately 161 sq m of habitable space (289 sq m of total space) and comprises;

- On the lower ground floor, a spacious double garage, laundry room, cave, boiler room, ski room and wine cellar.
- On the ground floor, open plan living/dining room with open fire and access to the sunny terrace and balconies, kitchen, tv “snug”, bedroom, bathroom, separate WC and spacious entrance hall.
- On the first floor, one master bedroom with spacious en suite bathroom, double room with en suite shower room, two further double bedrooms, family bathroom, office area.
- In the attic, useful extra storage or sleeping space with shower room.

Petit Dragon is a smaller chalet laid out over three floors. It benefits from approximately 100 sq m of habitable space and comprises;

- On the lower ground floor, spacious entrance hall with plenty of storage, two bedrooms, shower room, boiler room.
- On the ground floor, open plan living/dining/kitchen area with open fire, bathroom, bedroom and laundry room.
- On the first floor, bedroom and separate WC.

The property's elevation gives it extraordinary far reaching views, including the magnificent "Dents du Midi" mountains. The chalets face south and the location is exceptionally sunny all year round.

Externally there is a covered jacuzzi, pleasant gardens and adequate parking for a number of cars.

The chalets are only 280 m from the nearest restaurant, 1000 m to the Telecabine and 750 m from the centre of La Chapelle d'Abondance.

This is an exceptionally rare product to come to market due to the size, layout and sought after location.













