



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Le Grand Roc 3

**Chatel, Châtel & Vallée, Portes Du Soleil**

**560 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

**Tel:** +33 6 77 83 19 98

**Email:** [ed@alpine-property.com](mailto:ed@alpine-property.com)

# Key Features

<b>Price</b>	560 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Chatel
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	78.4 m <sup>2</sup>
<b>Land area</b>	1406 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	250 m
<b>Nearest shops</b>	550 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1349.00 Euros
<b>Annual charges</b>	1420.00 Euros
<b>Number of lots</b>	3
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (478)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

The Grand Roc is an imposing building which houses three large apartments. Located on the popular Route du Boude, the chalet has panoramic views of the Abondance valley, has plenty of year round sunshine and is ideally situated for easy access to both the skiing and the centre of Chatel.

On the top floor, Appt. 3 is a unique property due to the size of its rooms, the character of its sloping ceilings and its unprecedented views. The property benefits from 78.41 sq m habitable space (95 sq m total space) and comprises;

Main entrance leading into a corridor with plenty of in built storage, open plan living/dining room with access to the west facing balcony, a galley style kitchen with access to a balcony, bathroom, separate WC, two double bedrooms (both with access to a balcony) and extra sleeping space under the eaves.

Overall the property is ready to use, though buyers might consider some modernisation to be required (kitchen, bathroom, floors etc).

Access to the property from the garage is via some well maintained steps. Because the apartment is in a small co-proprietary of only three apartments, the apartment feels more like an individual chalet and owners can use the garden if they wish.

The property is covered by the copropriété rules.

























