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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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Appt. Le Grand Roc 3

Chatel, Châtel & Vallée, Portes Du Soleil

560 000 €uros



Contact

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Key Features

Price	560 000 Euros
Status	FOR SALE
Last updated	15/06/2025
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	2
Bathrooms	1
Floor area	78.4 m ²
Land area	1406 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	250 m
Nearest shops	550 m
Garage	Single
Drainage	Mains drains
Taxe foncière	1349.00 Euros
Annual charges	1420.00 Euros
Number of lots	3
Procédure en cours	No
Energy efficiency rating	F (478)
CO2 emissions	C (15)
Agency fees	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.













