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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. Des Étoiles

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

840 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	840 000 €uros
Status	FOR SALE
Last updated	31/03/2025
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	4
Bathrooms	4
Floor area	115.5 m ²
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	220 m
Nearest shops	50 m
Garden	No
Garage	None
Drainage	Mains drains
Taxe foncière	2295.00 €uros
Annual charges	5302.00 €uros
Number of lots	4
Procédure en cours	No
Energy efficiency rating	C (169)
CO2 emissions	C (17)
Agency fees	Paid by the seller

Property Description

Appt. des Etoiles is a stunning, modern, duplex apartment located close to the pistes, and the centre of La Chapelle d'Abondance. Completed in 2018 to an unrivalled specification, the apartment is in excellent order throughout.

It has been designed to enable family and friends groups to enjoy alpine sports and recreational activities, and also 'chill', in a luxury home from home environment.

The apartment provides open plan living & socialising areas, together with four large & comfortable en-suite bedrooms. Creating a feeling of space, it provides for you to join in and relax as the mood takes. The generous south facing balcony enables inside/outside living during the summer months, perfectly catching the sun. The backdrop is a view of Mont de Grange.

Built to the highest specification the apartment utilises: zone controlled underfloor heating by gas boiler, an intelligent 'mood' lighting system, a Sonos sound system, a cctv system, a heat recovery & ventilation system, and a bespoke kitchen, all of which provide an environment for comfortable living, and in which you feel looked after. This level of specification and design is rare and unique in an alpine property.

The village of La Chapelle, with its restaurants, bars and bakery, is within easy walking distance, the apartment being located 200m from the Creí Beni the ski area. Access to the Portes du Soleil is just 1.5km away.

On the main floor - entrance hall with storage, large open plan living/dining/kitchen area with wood burning stove, modern fitted kitchen and access to the sunny south facing balcony, double bedroom, shower room.

On the lower floor - three double bedrooms (two with en suite shower rooms, one with en suite bathroom).

The property is located in a 'chalet style' building of only four apartments. The apartment comes with two private caves for storage, and has access to the building's communal areas which include a games/tv room, gym, sauna, steam room and showers. It has the advantages of a chalet with the convenience of an apartment.

There is adequate external parking around the building for a number of cars.

The property is covered by the copropriété rules.













