



# 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

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## Appt. Mont Blanc, B103

**La Chapelle d`Abondance, Châtel & Vallée, Portes Du Soleil**

**595 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	595 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	05/02/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d'Abondance
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	97 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	150 m
<b>Nearest shops</b>	30 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	649.00 Euros
<b>Annual charges</b>	5524.00 Euros
<b>Number of lots</b>	24
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (179)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	Paid by the seller

## Property Description

Mont Blanc apartment B103 is a spacious apartment located in the pretty village of La Chapelle d' Abondance, close to the centre (5 minute walk) and the ski pistes (150 m).

The apartment is part of a development completed in 2012 which consists of 2 apartment complexes (each with 12 apartments) and a separate chalet.

Located on the ground floor with beautiful south facing views of the Mont de Grange mountain range and the ski pistes, this spacious (97 m<sup>2</sup>) property comprises;

- An open plan living/dining/kitchen area with sunny dual aspect (East and South) terrace.
- Double bedroom with ensuite bathroom and access to the south facing terrace.
- Two extra double bedrooms, also with access to the terrace.
- Two shower rooms.

The apartment comes fully furnished and the modern kitchen is fully equipped. There is also an additional storage space in the basement and two parking spaces in the underground car park, plus a communal ski room.

The modern heating and insulation ensures an excellent energy rating of C.

The complex itself includes a spa (with a sauna) and fitness area, laundry room with washing machines and a ski and boot drying room. There is a caretaker/reception service, and use can be made of a central cleaning service.

The property is within easy walking distance from the centre of the village, the ski bus stop, the chair lifts and the river path which runs from Pre La Joux in Chatel to Abondance.

The property is covered by the copropriété rules.













