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Chalet Le Grand Duc

Abondance, Châtel & Vallée, Portes Du Soleil

595 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	595 000 Euros
Status	FOR SALE
Last updated	01/12/2025
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Abondance
Bedrooms	2
Bathrooms	1
Floor area	99 m ²
Land area	1346 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	2.5 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1250.00 Euros
Energy efficiency rating	E (315)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

Chalet Le Grand Duc is a charming, modern chalet located in the sunny hamlet of Sous La Pas, just outside Abondance. Built in 2005, the property is in excellent order throughout and sits in beautiful, well tended sunny gardens.

On the ground floor is an open plan living dining room with underfloor heating and a wood burning stove, plus a spacious and modern kitchen. From here there is access to the south facing balcony and large east facing terrace. There is also a spacious entrance hall, WC and interior access to the garage.

Upstairs are two large double bedrooms with balcony, a third room under the eaves (currently used as an office but could become a third bedroom), a family bathroom with shower and a separate WC with sink.

Outside, the large garden alongside the chalet is mature, well maintained and stunning. The chalet also has ample off road parking, a car port, a useful storage shed and a greenhouse.

The hamlet of Sous La Pas is a popular area on the edge of Abondance. It is quiet, exceptionally sunny and has fantastic south facing views. Away from the hustle and bustle of the main ski resorts, it is only a few minutes by car to some of the main Portes du Soleil ski areas.

















