



**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)

## Chalet La Pesse

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

**850 000 €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>	850 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	21/10/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	158 m <sup>2</sup>
<b>Land area</b>	405 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1.3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2035.00 Euros
<b>Energy efficiency rating</b>	E (320)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet La Pesse is a modern and spacious four bedroom chalet with beautiful south facing views. Built around 2001, the property is in excellent order throughout and comprises;

- On the ground floor:** Kitchen and open plan living/dining room with fireplace (with access to large terrace), bedroom with private balcony, bathroom, separate guest WC, entrance hall with storage.
- On the first floor:** two spacious bedrooms with balcony, a mezzanine area which can be used for extra sleeping space, a family bathroom.
- On the lower ground floor:** Double bedroom with ensuite bathroom, laundry/technical room, original garage (which is used as a second living room/games room), and an external garage with electric door.

The property sits on a well maintained garden with lots of sunshine and views to the Mont de Grange mountains and the stunning Dents du Midi range.

Location wise, the chalet is on the edge of La Chapelle d'Abondance with easy access to Chatel and the ski areas at Linga and Panthiaz.













