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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. A31, Les Balcons de la Bechigne

Chatel, Châtel & Vallée, Portes Du Soleil

1 520 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

Price	1 520 000 €uros
Status	FOR SALE
Last updated	02/05/2026
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	5
Bathrooms	4
Floor area	186 m ²
Heating	Underfloor heating
Nearest skiing	800 m
Nearest shops	500 m
Garage	Single
Drainage	Mains drains
Number of lots	5
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Balcons de la Bechigne is a project of 5 high quality apartments located on the Route du Bechigne, not far from the centre of Chatel.

With only 5 apartments in the building, this development offers chalet style living with the convenience of a lock up and leave apartment.

The apartments will all adhere to the latest norms for energy efficiency offering individual gas central underfloor heating systems and on demand hot water.

Apartment A31 (05), on the top two floors, is a 4 bedroom duplex apartment which upstairs has an extra space which could be used as a second lounge or extra sleeping area. It benefits from 186.00 sq m of habitable space, a balcony of 28 sq m, a double garage and ski locker. The total price (including garage and kitchen) is 1.520.000 €.

The building is located on the Route du Bechigne with excellent views, and only a short walk to the centre of Chatel.

Delivery is planned for the end of the 3rd quarter, 2027.

[Appt. A11, 2 bedrooms, 2 bathrooms, plus bunk sleeping area - 599,800€](#)

[Appt. A12, 3 bedrooms, 3 bathrooms, plus bunk sleeping area - 784,600€](#)

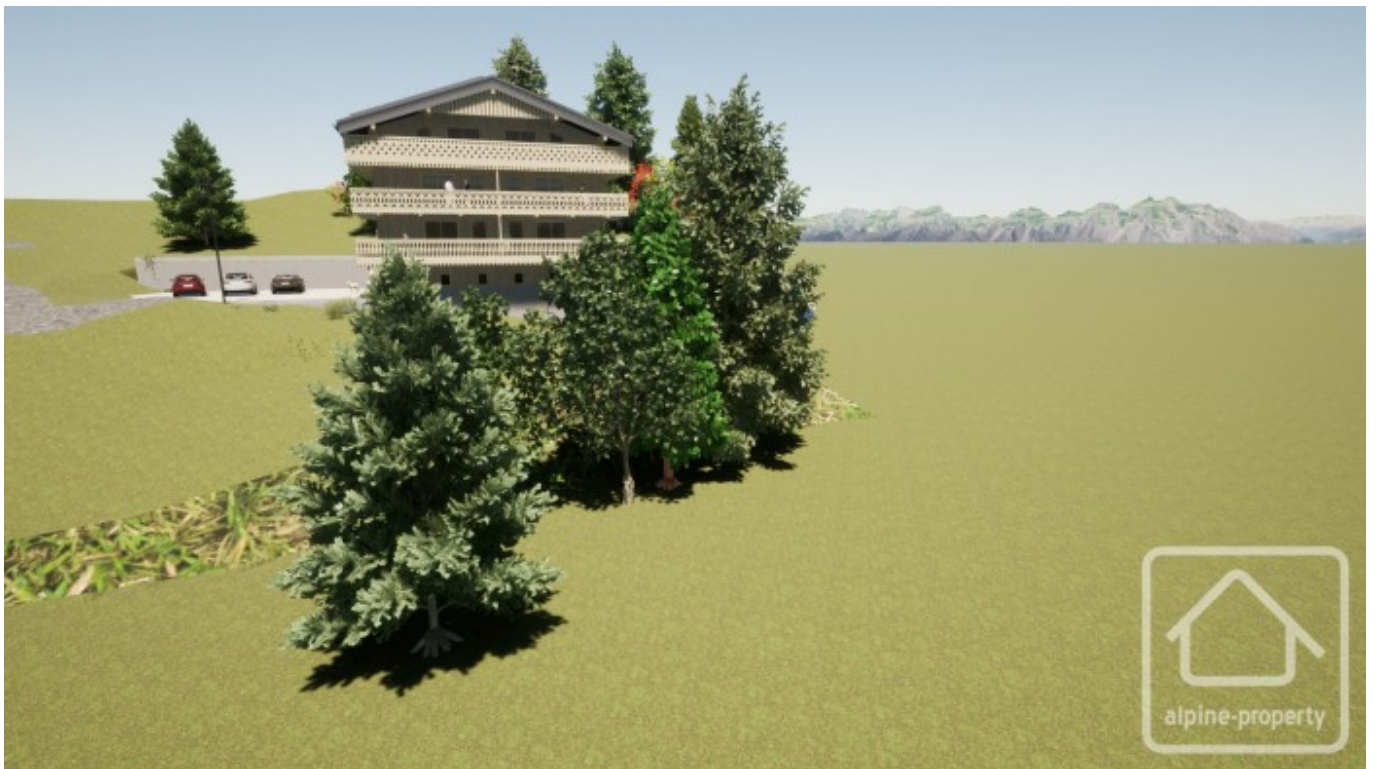
[Appt. A21, 2 bedrooms, 2 bathrooms, plus bunk sleeping area - 619,000€](#)

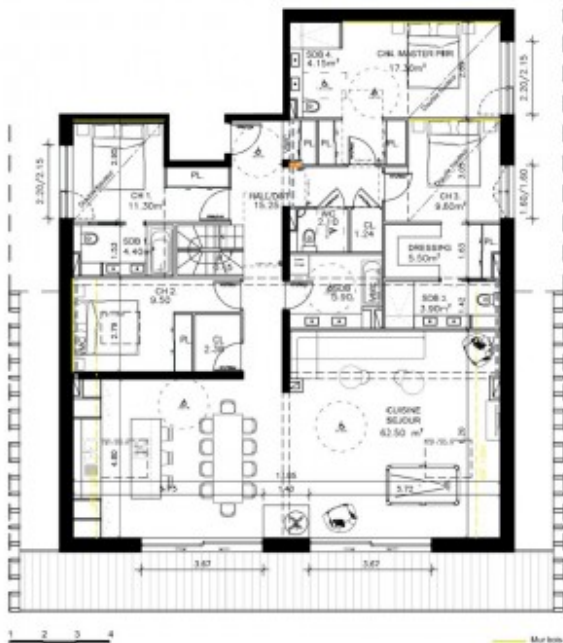
[Appt. A22, 3 bedrooms, 3 bathrooms, plus bunk sleeping area - 798,000€](#)

The property is covered by the copropriété rules.









PLAN T6 - R+3



PLAN T5 - R+4



LES BALCONS DE LA BECHIGNE



NIVEAU	TYPE	LOGEMENT
R+3 - R+4	T6	05



FABIENNE GROS
ARCHITECTE

HALL / DGT	15.70m ²
SEJOUR / CUISINE	82.90m ²
SEJOUR / CUISINE <1.80m	7.20m ²
CHAMBRE1 + SDB	15.70m ²
CHAMBRE2	9.50m ²
CHAMBRE2 +1.80m	1.55m ²
CHAMBRE2 + SDB + DRESSING	19.00m ²
CHAMBRE2 + SDB + DRESSING <1.80m	1.00m ²
CHAMBRE4 + SDB	21.40m ²
SB	5.70m ²
WC	2.10m ²
CELLIERS	3.60m ²
DORTOIR	20.85m ²
DORTOIR <1.80m	5.50m ²
TOTAL SURFACE HABITABLE	199.30m²
TOTAL SURFACE <1.80m	13.25m ²
BALCON	26.05m ²
DATE	31/03/2022

Les éléments d'équipement sont donnés à titre indicatif (lave-linge, etc.).
Les cotes, les surfaces et/ou les volumes sont donnés en référence aux éléments techniques
sans garantir leur exactitude ou leur conformité avec les plans d'exécution.

NOTA: les surfaces de sol sont comprises dans les surfaces de plan.