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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. L'Alchimie, C02

Chatel, Châtel & Vallée, Portes Du Soleil

650 000 €uros



Contact

Contact **Ed Ockelton** about this property.

Tel: +33 6 77 83 19 98

Email: ed@alpine-property.com

Key Features

Price	650 000 Euros
Status	FOR SALE
Last updated	08/04/2026
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	Chatel
Bedrooms	2
Bathrooms	2
Floor area	73.3 m ²
Heating	Gas
Ski access	On piste
Nearest skiing	60 m
Nearest shops	100 m
Garage	Single
Drainage	Mains drains
Taxe foncière	358.00 Euros
Annual charges	4025.00 Euros
Number of lots	6
Procédure en cours	No
Energy efficiency rating	C (105)
CO2 emissions	C (19)
Agency fees	Paid by the seller

Property Description

Located in the highly sought-after and sunny area of Petit Châtel, this recently built apartment offers a rare lifestyle opportunity in the heart of the Portes du Soleil. Positioned just above the Petit Châtel chairlift, you can enjoy true ski-in/ski-out access directly from the residence, with shops and amenities close by.

With a total surface area of 73.4 sqm, this garden-level apartment stands out for its spacious layout and modern design. It features two large bedrooms, each with its own en-suite shower room, ensuring both comfort and privacy.

The bright living area opens onto a beautiful 30 sqm terrace with railing, perfect for enjoying the sun and open views.

High-end features include:

- Recently built residence (2024)
- Underfloor heating with individual room temperature control
- Smart thermostats with remote control via mobile apps
- Collective hot water system (heating + domestic use)
- Low energy consumption: approx. €40/month (year-round occupancy)
- Wood-effect tiled flooring
- Fully fitted kitchen by Schmidt
- High-speed fibre optic internet

Additional premium amenities:

- Cellar (6 sqm): dry, well-ventilated, parquet flooring, power outlet and motion-sensor lighting
- Private garage (30 sqm) with car lift access, automatic door, power supply and lighting
- Pedestrian lift providing easy access to outdoor parking

- Ski locker with integrated boot dryer

This rare property perfectly combines modern comfort, convenience, and a prime alpine location, making it ideal as a primary residence, holiday home, or rental investment.

The property is covered by the copropriété rules.













