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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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Chalet Magui

La Chapelle d'Abondance, Châtel & Vallée, Portes Du Soleil

1 625 000 €uros



Contact

Contact **Ed Ockelton** about this property.

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Key Features

| | |
|---------------------------------|-------------------------|
| Price | 1 625 000 €uros |
| Status | FOR SALE |
| Last updated | 09/06/2026 |
| Area | Portes Du Soleil |
| Location | Châtel & Vallée |
| Village | La Chapelle d`Abondance |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Floor area | 241 m ² |
| Land area | 915 m ² |
| Heating | Underfloor heating |
| Chimney | Enclosed fire |
| Ski access | Ski bus |
| Nearest skiing | 1.4 km |
| Nearest shops | 1.7 km |
| Garage | Covered parking |
| Drainage | Mains drains |
| Taxe foncière | 3288.00 €uros |
| Energy efficiency rating | D (190) |
| CO2 emissions | D (41) |
| Agency fees | Paid by the seller |

Property Description

Located in the highly sought-after Ville du Nant area of La Chapelle-d'Abondance, this exceptional luxury ski chalet offers the perfect combination of authentic Alpine charm, generous living space, and modern comfort.

Built in 2005 to an exceptionally high standard, the property remains in immaculate, almost-new condition throughout. With over 240 m² of habitable space (270 sq m total space), this is a rare opportunity to acquire a substantial family chalet or premium mountain retreat in one of the most desirable locations in the valley.

The heart of the home is the stunning open-plan living, dining and kitchen area spanning nearly 100 m² on **the ground floor**. Featuring impressive double-height ceilings, a beautiful built-in Savoyard-style fireplace, and a contemporary fitted kitchen complete with AGA, this spectacular space is designed for both entertaining and relaxed family living. Large doors open directly onto a sunny balcony and private garden, where a jacuzzi hot tub provides the perfect place to unwind while enjoying the surrounding mountain scenery.

Upstairs, the chalet offers two spacious and beautifully appointed bedroom suites. The principal double bedroom benefits from a charming mezzanine area and private bathroom, while the second generous double bedroom includes a dressing room and en-suite shower room.

The lower ground floor provides excellent flexibility, featuring two further double bedrooms, a family bathroom, separate WC, a second living room with kitchen, entrance porch, additional WC, laundry room, boiler room, and extensive storage space. Part of this level can easily function as a self-contained apartment, making it ideal for guest accommodation, multigenerational living, or rental income potential.

Outside, the chalet is equally impressive. Set within 915 m² of private landscaped gardens, the property enjoys excellent sunshine, privacy, and magnificent far-reaching views, including stunning vistas towards the Dent du Midi mountains. A single garage, double car port, and additional off-road parking complete the offering.

This outstanding chalet combines size, quality, location, and flexibility in one exceptional package.













