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# Chalet Matrix

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

**645 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	645 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	22/12/2010
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	La Chapelle d`Abondance
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	159 m <sup>2</sup>
<b>Land area</b>	1700 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Matrix is a lovely family chalet set in a stunning location above La Chapelle d'Abondance. The property has unprecedented panoramic views stretching from the Dents du Midi down towards Abondance. The village of La Chapelle has it's own ski area and in normal ski conditions it is possible to ski back to the chalet. The village also has a small selection of shops, bars and restaurants and the larger ski town of Chatel, which links into the Portes du Soleil ski domain, is just a short drive away. During the ski season, a regular bus service connects La Chapelle to Chatel.

In addition to the spacious accommodation already offered by the chalet, there is the possibility of converting the existing garage and utility space on the ground floor, to create 1 or 2 additional bedrooms, plus a bathroom.

As the chalet occupies a large plot of constructible land of 1700m<sup>2</sup>, it could also be possible to extend the chalet, or even build another small chalet on the same plot.

Chalet Matrix has a floor area of 159m<sup>2</sup>. The accommodation is on three floors, as follows:

Top floor: exposed beams and spacious living/dining area with modern fitted kitchen. Balcony.

Middle floor: large ensuite master bedroom, 2 further double bedrooms, shower room/WC, further separate WC. Balcony.

Ground floor: garage, large tiled room with windows (currently used as utility), shower cubicle and plumbing (easy conversion to an extra 1-2 bedrooms with bathroom), sauna.

There is underfloor heating in the basement area.











