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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. Le Chalet du Maleve

**Abondance, Châtel & Vallée, Portes Du Soleil**

**485 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	485 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	14/03/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Châtel & Vallée
<b>Village</b>	Abondance
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	95 m²
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	50 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1211.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (390)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

Welcome to your dream home in the picturesque centre of Abondance. This exquisite duplex apartment offers a perfect blend of modern comfort and alpine charm, boasting 95 sq m of habitable space and a total of 142 sq m. Built in 2020, this residence presents itself like new, ensuring a pristine living experience for its fortunate inhabitants.

**Floor One:** Upon entering, you're greeted by a spacious entrance hall leading to a bedroom with ensuite shower facilities, two additional bedrooms, a well-appointed bathroom, and a separate WC.

**Floor Two:** On the second level the living, dining, and kitchen areas seamlessly flow together, creating an inviting ambiance for relaxation and entertainment. A separate laundry/store room and another WC add to the convenience of daily living. Additionally, a generously sized bedroom with a private shower room makes for the perfect master bedroom.

**Balcony with Stunning Views:** Step out onto the lovely balcony from the living room and soak in breathtaking vistas of the surrounding landscapes. Whether it's morning coffee or evening cocktails, this outdoor space offers the perfect setting to appreciate the beauty of the Abondance valley.

**Prime Location:** Nestled in the heart of Abondance (74360), this property enjoys easy access to all the amenities the town has to offer. Furthermore, with the ski telecabine just 500 meters away, adventure awaits right at your doorstep. Whether you're hitting the slopes or exploring the charming village centre, everything you need is within easy reach.

**Storage and Parking:** The property includes two cave storage areas, providing ample space for storing your mountain gear. Additionally, a covered parking space ensures your vehicle remains protected from the elements, while an external parking space offers convenience for guests or additional vehicles.

Don't miss this opportunity to own a piece of paradise in one of Abondance's most sought-after locations. Schedule your viewing today and experience the epitome of luxury mountain living!

The property is covered by the copropriété rules.





















