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Chalet Les Eaux Tortes

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

735 000 €uros



Contact

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Key Features

Price	735 000 Euros
Status	SOLD
Last updated	19/09/2011
Area	Portes Du Soleil
Location	Châtel & Vallée
Village	La Chapelle d`Abondance
Bedrooms	6
Bathrooms	3
Floor area	185 m²
Land area	2501 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	1.5 km
Nearest shops	1.5 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Annual Taxes (est)	3 000 Euros
Energy efficiency rating	D (191)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet Les Eaux Tortes is a beautiful modern chalet in the sunny location of Ville du Nant, above La Chapelle d'Abondance. The chalet was completed in 2006 and a lot of thought has gone into it's design and finishing.

The chalet is split into two parts - a main chalet with 4 bedrooms, and a separate 2 bedroom apartment. Both parts of the property are connected by an internal door.

In the main chalet, steps lead you down to a spacious open plan living/dining room with modern fireplace. Off this room is a large modern kitchen. There is also a unique feature of a conservatory area on the balcony - allowing use of the balcony on those sunny days in winter when it is too cold to sit outside.

In the main chalet there are also 4 spacious bedrooms, 2 bathrooms, 2 separate toilets, a mezzanine area and spacious landing area (previously used as an office). The top floor also benefits from high double height ceilings with exposed beams.

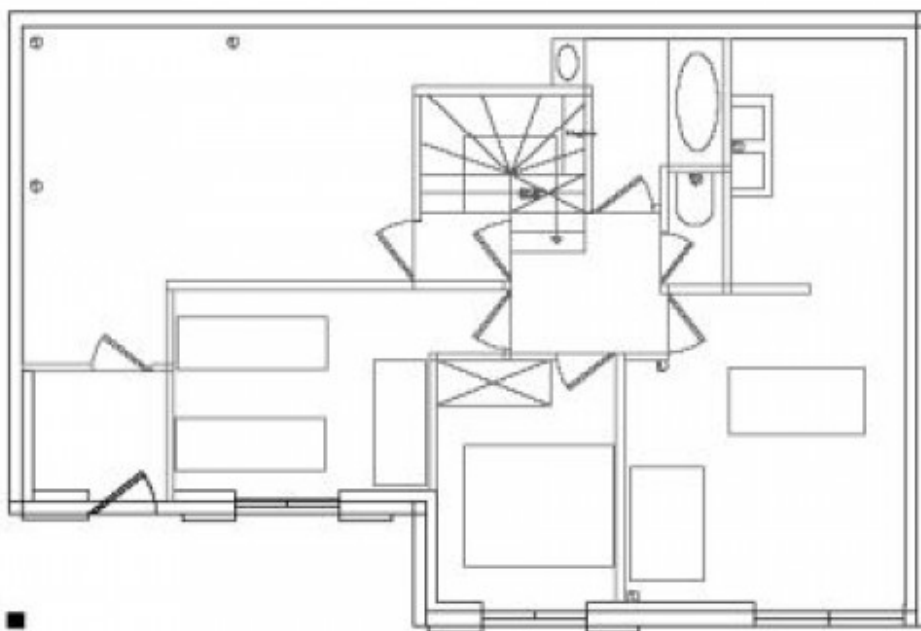
The apartment section comprises a living/dining area with attached kitchen, 2 large bedrooms, a bathroom & WC. The current owners have rented this out both in winter and in summer and receive on average 12.000 € per year rental.

The chalet sits on a spacious plot of land with views of the Dents du Midi. The land goes up into a small area of trees and has a natural spring which has been channelled down to a water trough outside the chalet - a real feature.

The main chalet has covered recessed balconies on both floors with access onto the garden and the apartment has doors which open onto a private sunny terrace.

The property also has a double open fronted garage, fuel central heating system, lots of storage in the boiler room, and an entrance porch with electric boot warmers.

Cloisons int
Cloisons bois Isolation

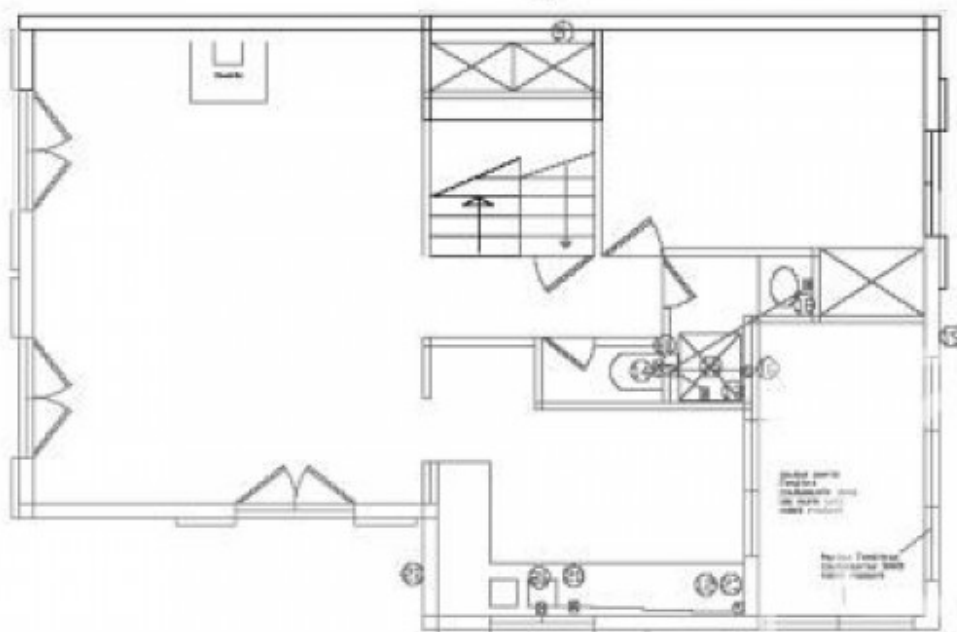


RdJ Existant

Echelle 1/2m.

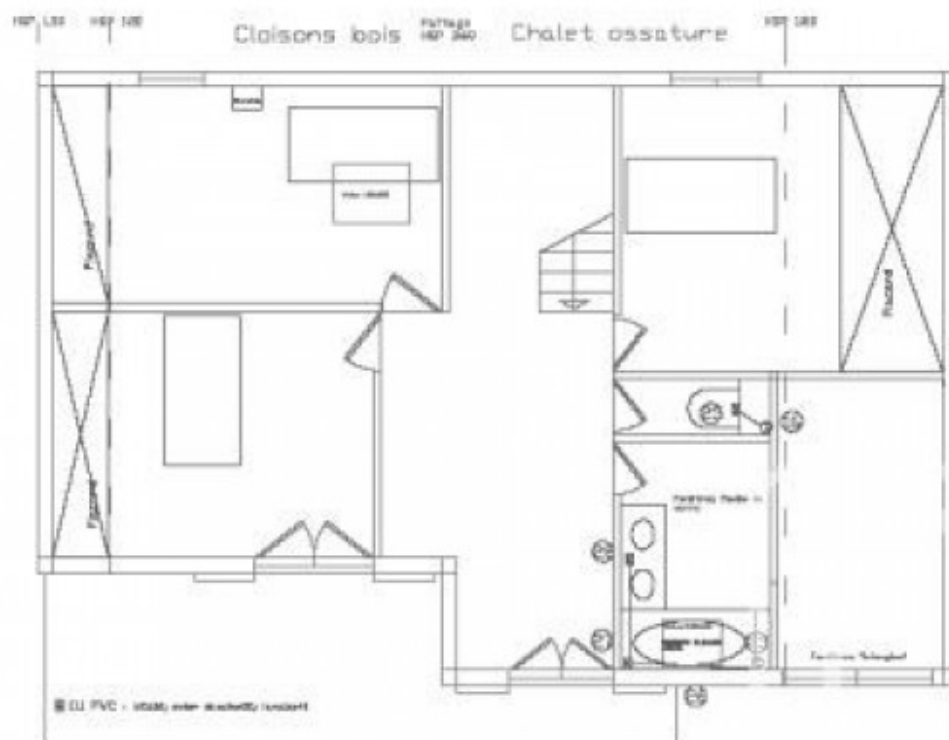
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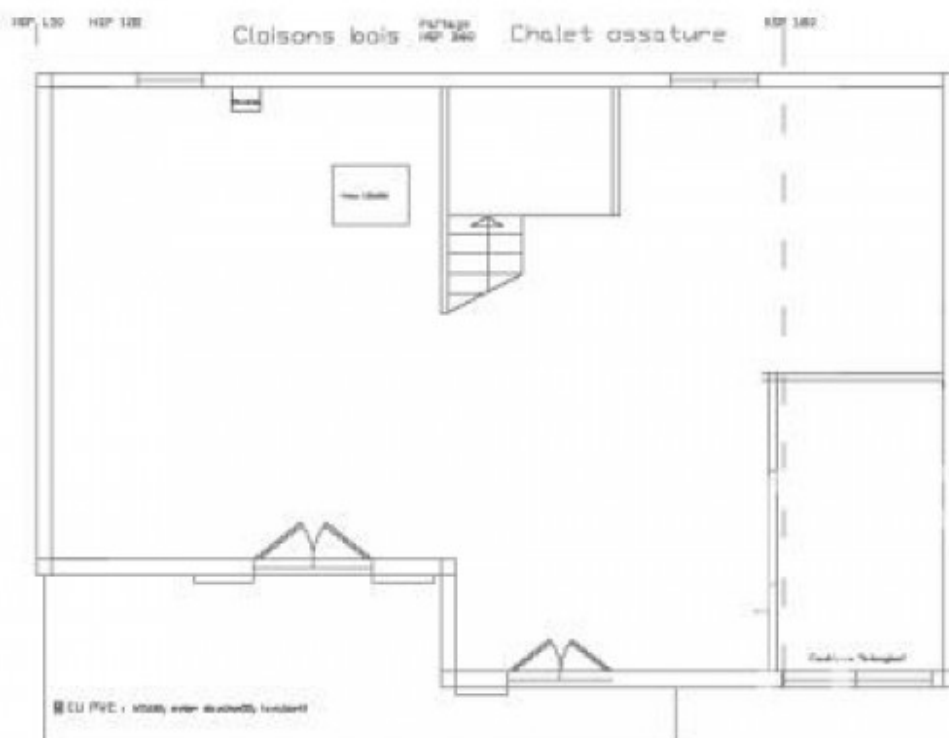
RdC

Echelle 1/2m.



R+1

Echelle : 2m.



Mezzanine

Echelle : 2m.









