

A modern 2 bedroom Dutruel Chalet, in a traditional style, with incredible views of the Abondance Valley.

EXCLUSIVE



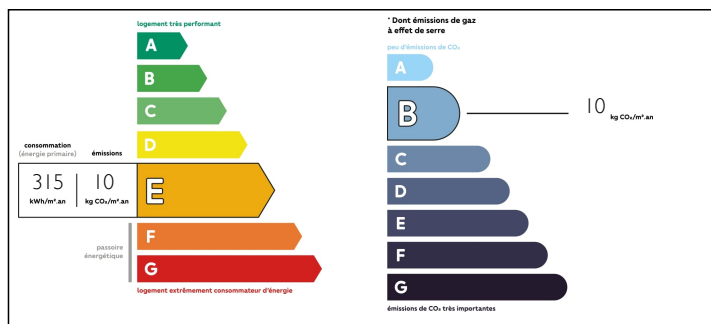
INFORMATION

Town:	Abondance
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1346 m2

IN BRIEF

Constructed in 2000, this traditionally styled chalet is located in a private setting only 5 minute drive to the heart of historic Abondance in the Portes de Soleil. It boasts breathtaking views of the valley and mountains. • Exterior: Driveway and double car port with large parking area; large garden; and terraced areas. • Ground floor: entrance hall; open plan kitchen/dining/living area with wood burning stove; wc; access to garage. • First floor: landing; two double bedrooms; office / additional bedroom; south facing balcony; family bathroom; and separate wc. • Garage: space for one car plus laundry facilities, workshop area and storage Includes constructible land. Contact us for more details and photos or to arrange a viewing.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1119 EUR

NOTES

DESCRIPTION

For sale we have a modern take on a traditional chalet, built by Dutruel, offering spacious living accommodation in a private setting, surrounded by panoramic views of the stunning Abondance Valley. Situated in a charming hamlet, the property is less than 5 minutes by car to the centre of Abondance and its ski area.

Constructed in 2000 in the traditional madrier beam method by Dutruel, a well known and respected local company, this chalet features a large double living space with dining and seating areas, the latter arranged around a compact Scandinavian log burner that is at most times sufficient to heat the whole home. A later extension, also carried out by Dutruel, accommodates a large and well equipped kitchen with range cooker, well thought out cabinetry and storage, and integrated dishwasher and under-counter fridge. A breakfast bar separates the kitchen from the living area and provides more storage and counter top.

The ground floor living spaces are characterised by an abundance of natural light. Three large double windows overlook the garden from the kitchen, and a pair of glazed French doors as well as a large sliding door open the living area onto the wrap around terrace, including a large covered area ideal for outdoor dining.

An open staircase leads from the entrance hall to the first floor landing, off which, spacious master and second bedrooms share a south facing balcony accessed by fully glazed tilt and turn doors, filling both rooms with more natural light....