



BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
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ABONDANCE

Abondance - Modern Alpine Chalet -
238 sqm - 6 Bedrooms - Pool, Sauna &
Stunning Panorama

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Set on the heights of Abondance, just 5 minutes from the ski slopes and 15 minutes from Châtel giving access to the vast Portes du Soleil ski area, this 238 m² chalet impresses with its generous volumes, modern comfort and panoramic south-facing views. The spacious living area with open kitchen opens directly onto a 50 sqm terrace, ideal to enjoy the mountain scenery all year round.

The night area includes 6 bedrooms, 4 of which are en suite, offering a total of 5 bathrooms. The property also features a laundry room with washing machine, a ski dryroom, and an additional room fitted with large storage cabinets.

A sauna completes the interior amenities, while within the high-end residence, owners benefit from a wellness area with indoor swimming pool, fitness room, and sauna. The chalet also offers one underground parking space, two outdoor spaces, and charging stations.

Built in 2018 and in impeccable condition (never rented), this four-season chalet represents a rare opportunity.

1,425,000 €

- Agency fees payable by vendor
- Montant moyen de la quote-part de charges courantes 4,400 €/yearly
- DPE 75,23 kWh/m².year
- GES 20,61 kg CO₂/m².year
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 215 : ~ 2 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0524
- Area : 238.91 m²
- Rooms : 7
- Levels : 3
- Bedrooms : 6
- Fees : 1,100 €/quarterly
- Heating : Individual Underfloor Gas
- Property tax : 2,718 €
- Built in : 2018
- View : Unobstructed, Mountains, Forest
- Orientation : South South-east South-west

Areas

Basement

- 1 Hall (14.53 m²)
- 1 Laundry room (7.94 m²)
- 1 Shower room / Lavatory (3.76 m²)
- 1 Play room (9.99 m²)
- 1 Maintenance room (3.86 m²)
- 1 Sauna (4.84 m²)
- 1 Bedroom (14.59 m²)
- 1 Bedroom (17.79 m²)
- 1 Shower room / Lavatory (6.56 m²)

Ground floor

- 1 Living-room (28.47 m²)
- 1 Dining room (20.89 m²)
- 1 Kitchen (14.45 m²)
- 1 Cupboard (1.81 m²)
- 1 Entrance (4.1 m²)
- 1 Lavatory (2.62 m²)

Services

Electric car terminal, Double glazing, Internet, Furnished, Electric shutters, Car port, Outdoor lighting, Concierge, Condominium pool, Fitness, Sauna

Proximities

Airport (80 minutes), Bus (3 minutes), Town centre (3 minutes), Movies (15 minutes), Shops (3 minutes), TGV station (75 minutes), Golf (40 minutes), Doctor (4 minutes), Ski slope (5 minutes), Sport center (35 metres), Supermarket (4 minutes), Tennis (4 minutes)

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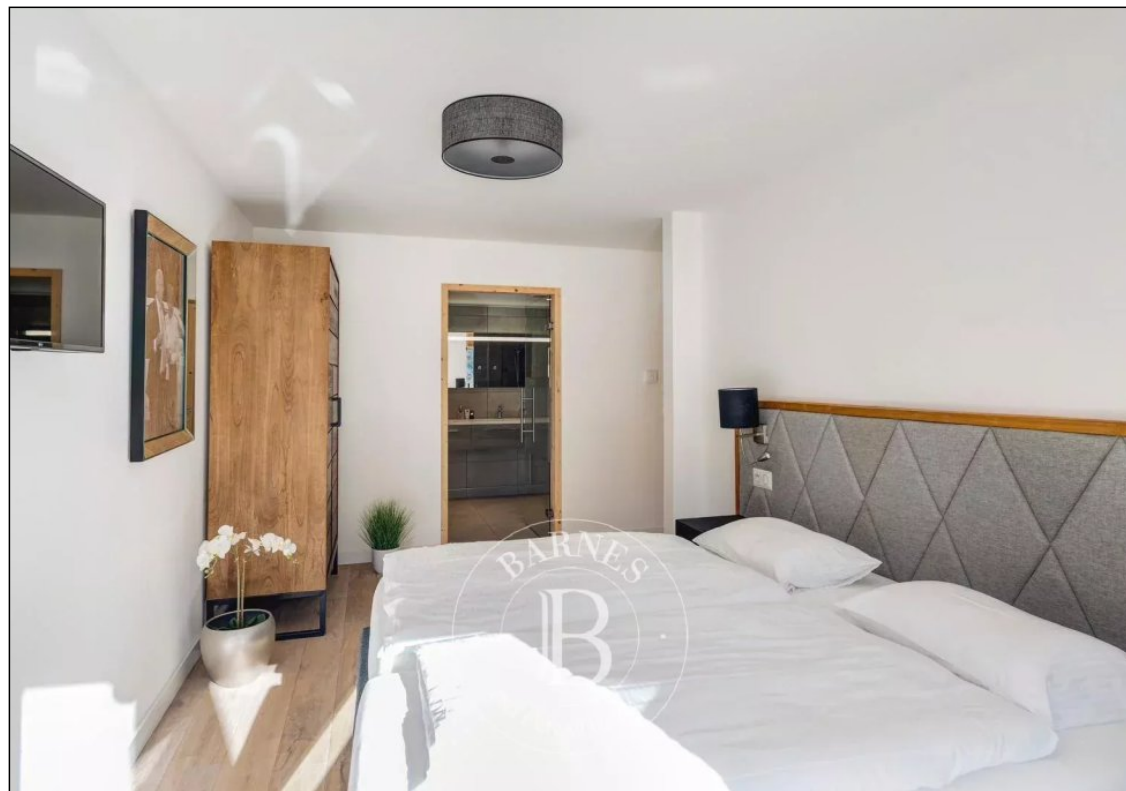
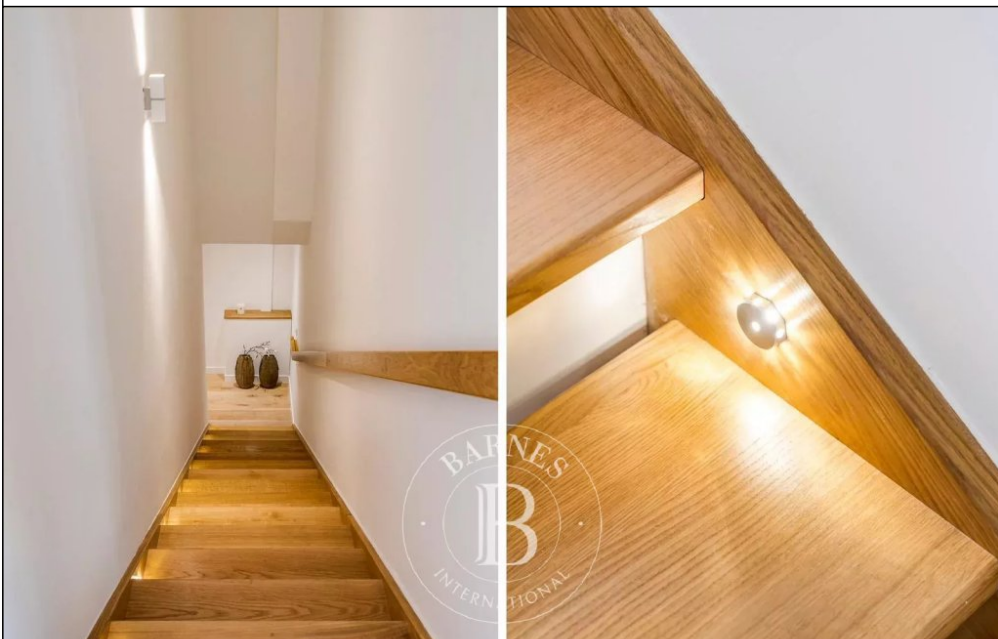
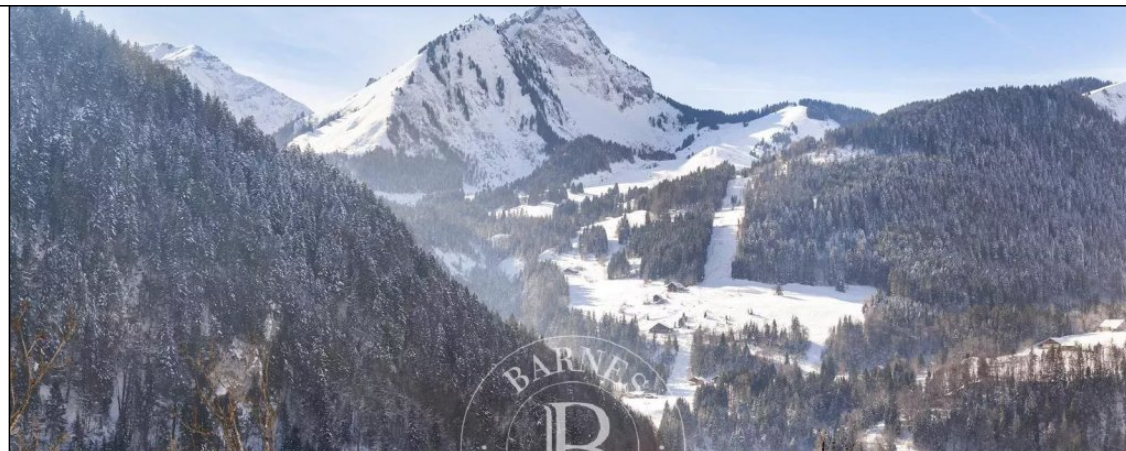
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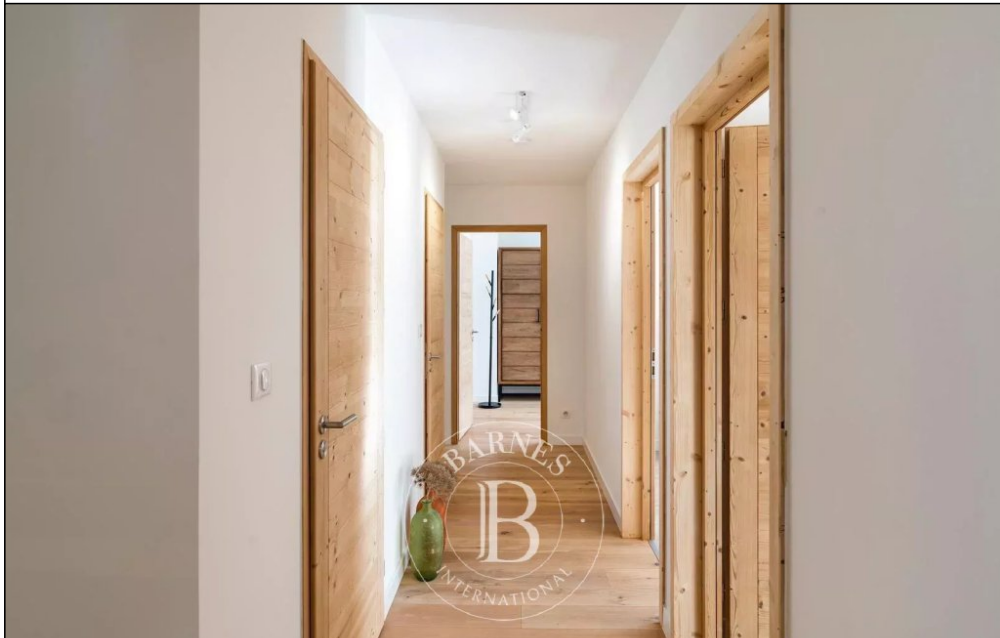
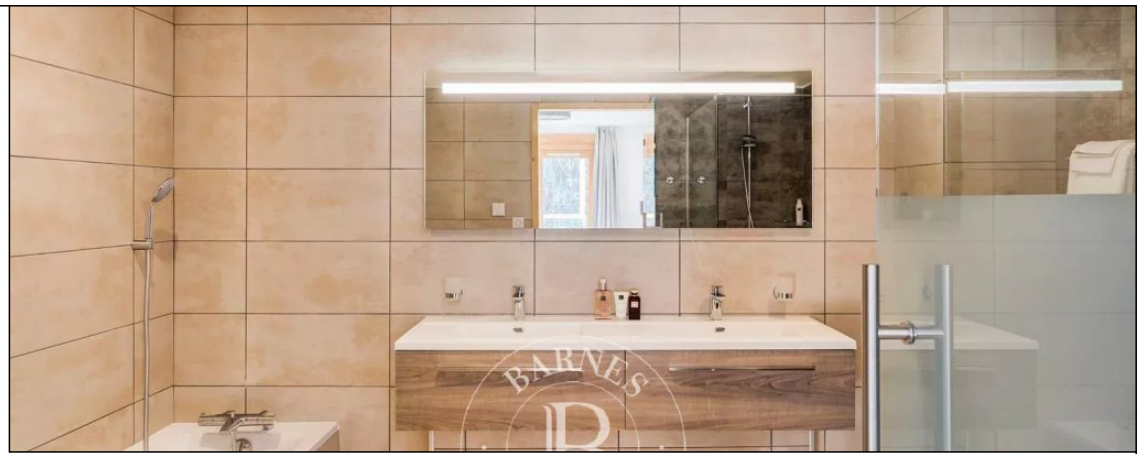
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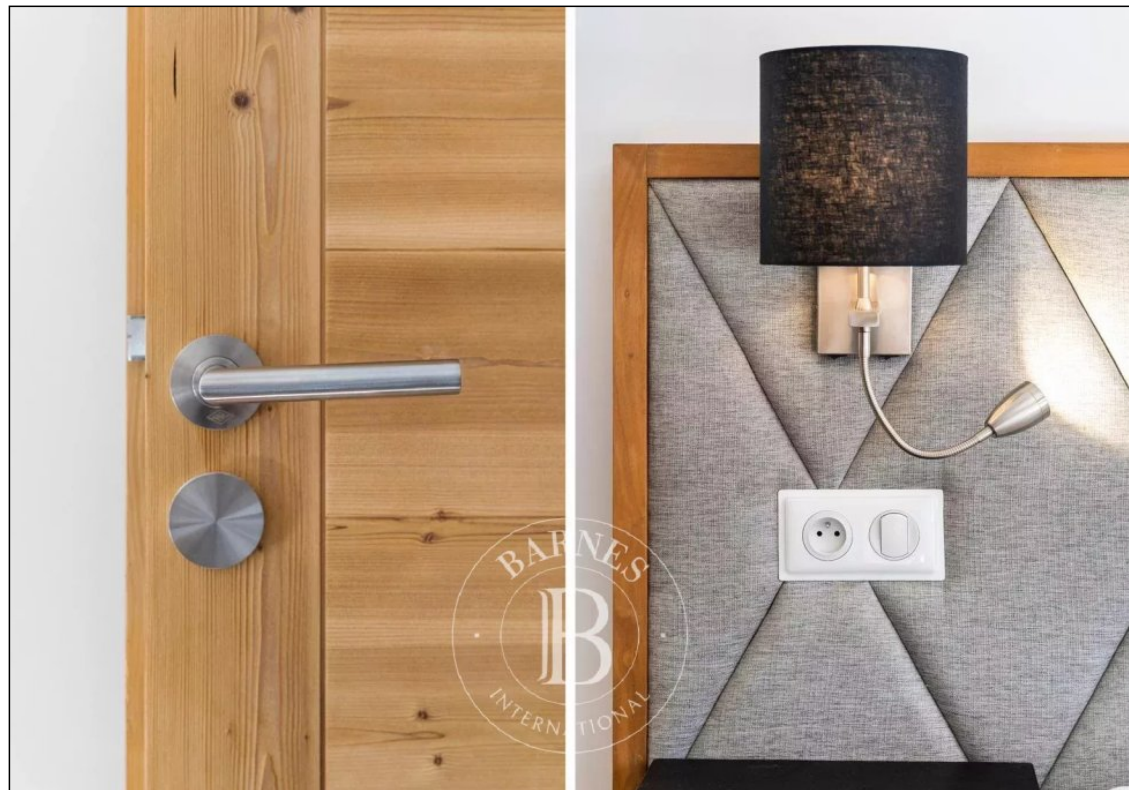
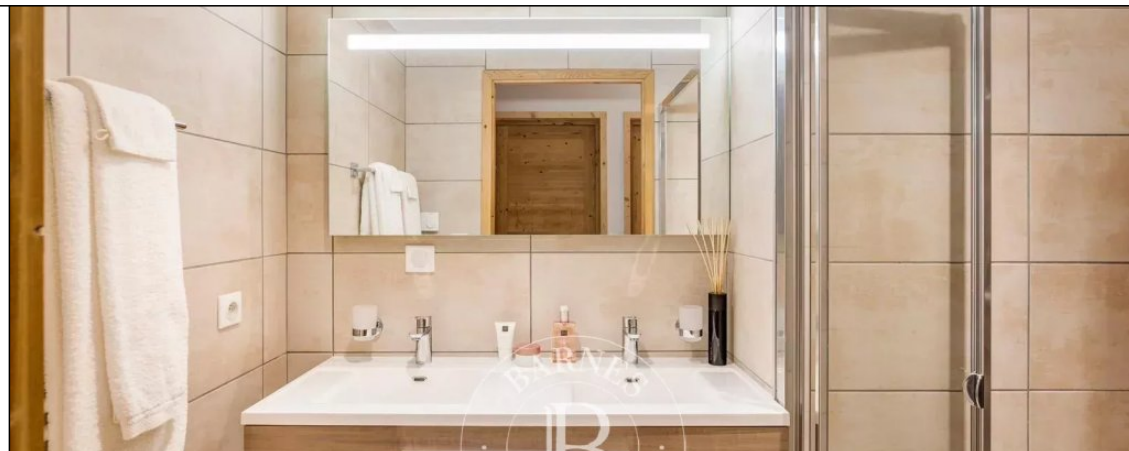
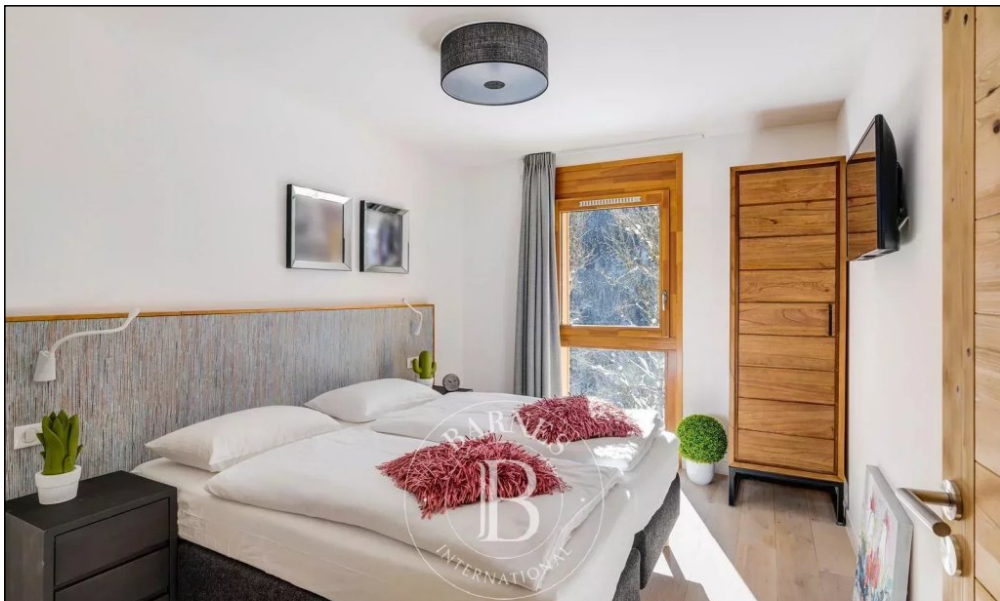
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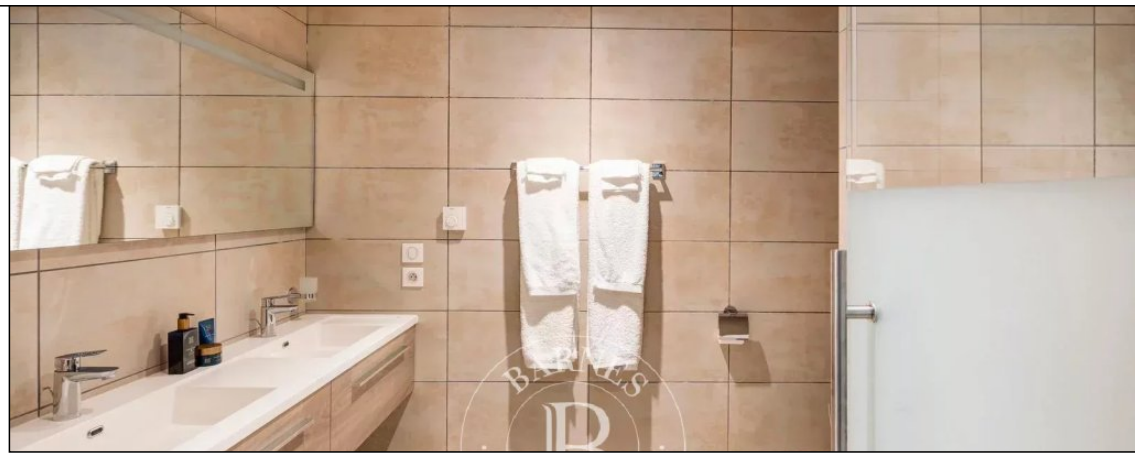
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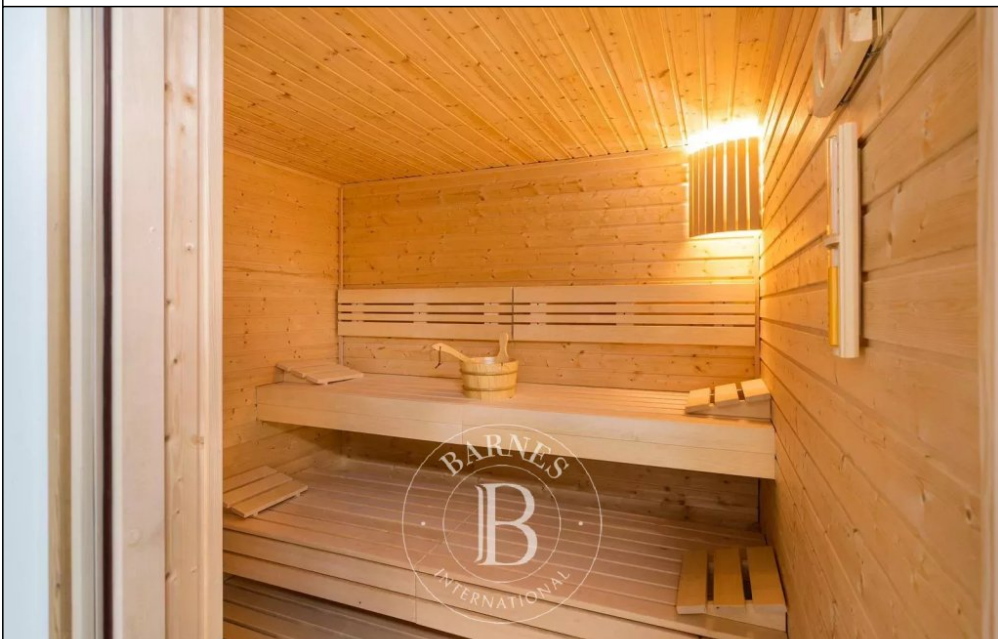
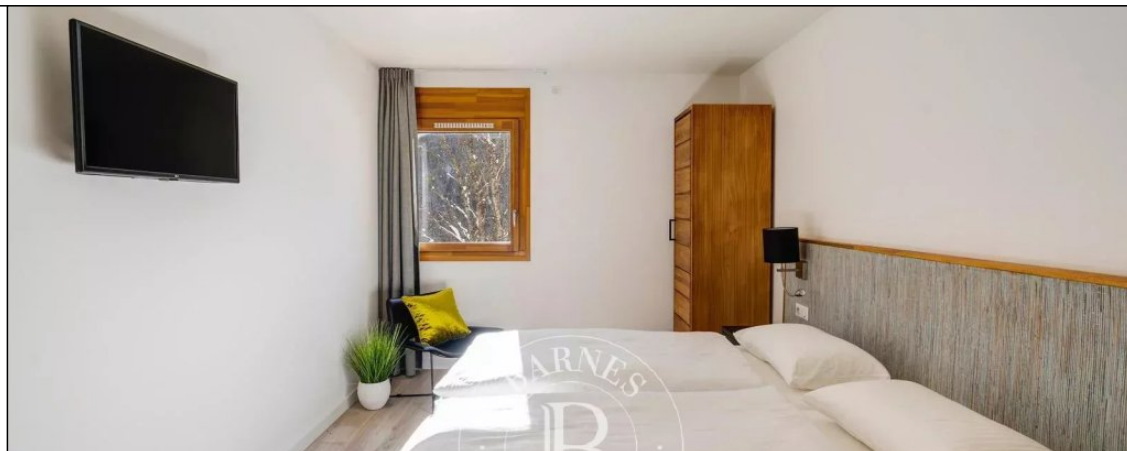
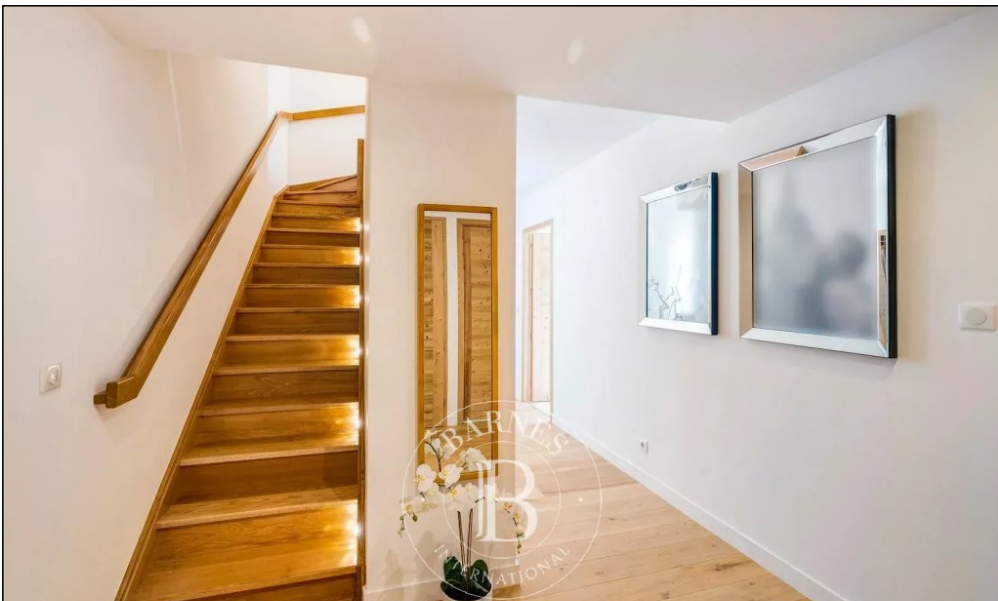
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