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# Chalet Le Charnier

**Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil**

**450 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	450 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/06/2013
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	140 m <sup>2</sup>
<b>Land area</b>	965 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	1.3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Le Charnier is a 4 bedroom chalet with commanding views and lots of sun. It is situated on the outskirts of St Jean d'Aulps in the small hamlet of Bas Thex, this chalet was built in 2001 and orientated so the main balcony faces south west (for the evening sun) and its terrace faces south east (for the morning sun) this terrace has a large awning that can provide shade over an outside eating area. The house has been finished to a high standard and is kept immaculately.

The current owners have developed the garden which includes a shed; the road to the chalet is kept clear of snow by the local council.

The local shops and restaurants are just over 1km away and the ski area of La Grande Terche (which is covered by the Portes du Soleil lift pass) is only 4km away. Morzine is a 15 minutes drive up the valley.

The chalet consists of:

Lower ground floor: Large garage, shower room with WC, cave and utility room.

Upper ground floor: Open plan sitting room with a stone fireplace, dinning area and kitchen with access onto the balcony and terrace, bedroom (used as a study), WC.

First floor: 2 double bedrooms with access onto a large balcony one with en-suite with bath, separate shower and toilet. Double bedroom under eaves with velux. Second bathroom with bath and shower, separate WC.

The heating in the chalet comprises of a new gas boiler with tank buried in the garden, a mixture of central heating radiators and electric radiators in the lower ground floor. There is underfloor heating on the upper ground floor. There are central heating radiators on the first floor.

The drains are connected to a septic tank.





