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# Chalet Rufus Apartment

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

**550 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	550 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/04/2012
<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>	4
<b>Floor area</b>	130 m²
<b>Detached</b>	No
<b>Chimney</b>	Open fire
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	50 m
<b>Nearest shops</b>	100 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Rufus will be a brand-new refurbishment of a beautiful and traditional old Savoyard property, which dates back well over 100 years. The chalet will be renovated from top to bottom, with taste and style and using quality modern materials, whilst preserving much of the original character.

Previously a restaurant and small apartment, Chalet Rufus encompasses the entire ground floor of the property, with 4 double bedrooms, all with en-suite bathrooms, a large 30m2 living room with inglenook fireplace and spacious and modern kitchen. The total floor area measures a generous 130m2. A large stone-walled cellar also forms part of the property.

The property sits on a plot of approx. 850m2, most of which is a sunny, flat, lovingly maintained garden with large terrasse and private boules pitch. A traditional Savoyard "mazot" (small barn or outhouse) also sits within the grounds. Traditionally used for storage, this well-preserved mazot is a very much sought-after feature with an inherent value. With its adjoining covered "abri" (shelter), the mazot would be a lovely spot for an al-fresco kitchen/dining area, a jacuzzi area with changing room, or simply extra outdoor storage space.

There is parking for several cars, which is shared with the adjoining (upstairs) property.

The chalet itself is in a peaceful location, but only 150m from the ski lifts and amenities of St Jean d'Aulps ski station (part of the Portes duSoleil skiing domain), meaning once in resort a car is not a necessity. St Jean d'Aulps village, with a much wider variety of amenities, is a 2 minute drive away, or accessible by free ski bus. The main Portes du Soleil skiing domain can be accessed from morzine, a 10 minute drive away. 25 minutes in the opposite direction takes you to the shores of Lake Geneva, and Geneva airport is approximately 75 minutes away.

Work is currently underway to complete the renovation of this property, and is due for completion before winter 2011/12. The upstairs half of the property (including new roof) is complete and can be viewed as an example of the standard of the finished work.





















