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# Chalet Christiania

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

**785 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	785 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/01/2013
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	12
<b>Bathrooms</b>	8
<b>Floor area</b>	430 m²
<b>Land area</b>	995 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1536.00 Euros
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

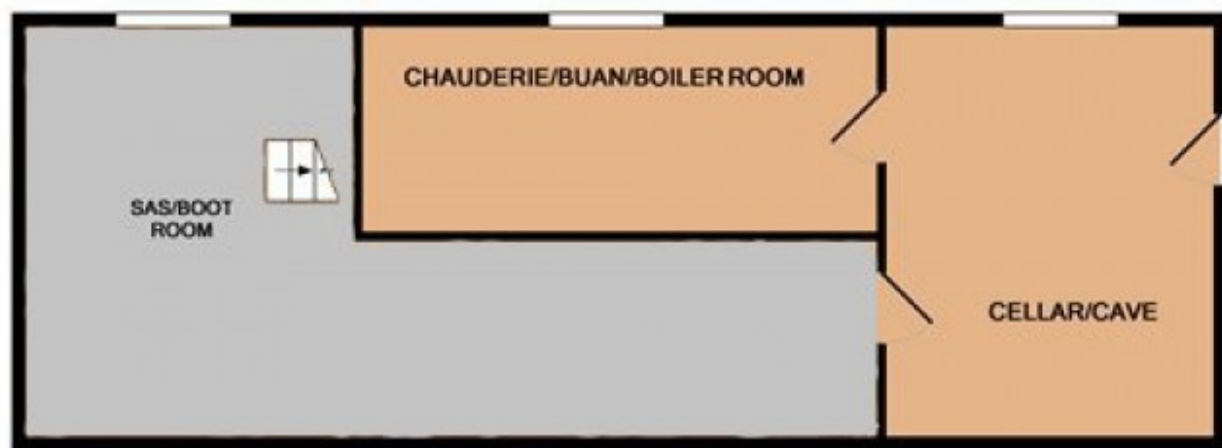
Chalet Christiania is situated in a very sought-after area of St Jean d'Aulps, with lovely views and plenty of sun. Run for many years as a successful catered chalet/B&B, the property has just been refurbished from top to bottom, both inside and out, to a high standard. The original character of the building has been retained, but a new kitchen and bathrooms, double glazing and a thorough refurbishment of all the walls, floors and ceilings mean Chalet Christiania is now in tip-top condition.

Starting from the bottom, there is a large basement with full head-height and direct access from the outside. Useful for returning skiers and bikers to drop off boots and skis or muddy gear, before entering the chalet proper via an internal staircase. The basement also houses a laundry room and boiler room.

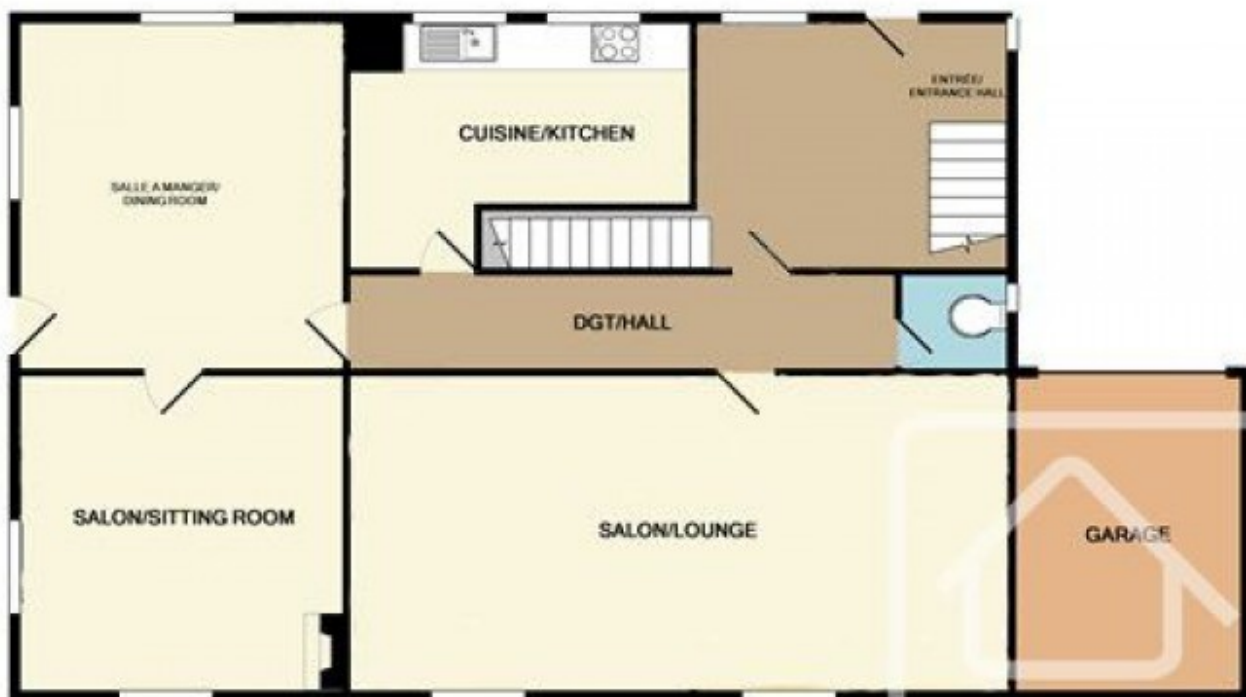
On the ground floor is a spacious entrance hall, large lounge with wood burning stove, newly fitted kitchen, separate dining room and cosy sitting room. Moving to the first floor are 7 guest rooms and 5 bathrooms, all of which have been refurbished to a really high standard. Of the 7 guest rooms, there are two sets of interconnecting rooms, sharing bathrooms.

On the upper floor is the very spacious owner accommodation. Spread over two floors and housing 5 bedrooms and 3 bathrooms, as well as an open plan kitchen-living-dining room, you really couldn't ask for more comfort or space! The apartment is heated by its own wood burning stove (there are also electric radiators) and a brand new kitchen has been recently fitted.

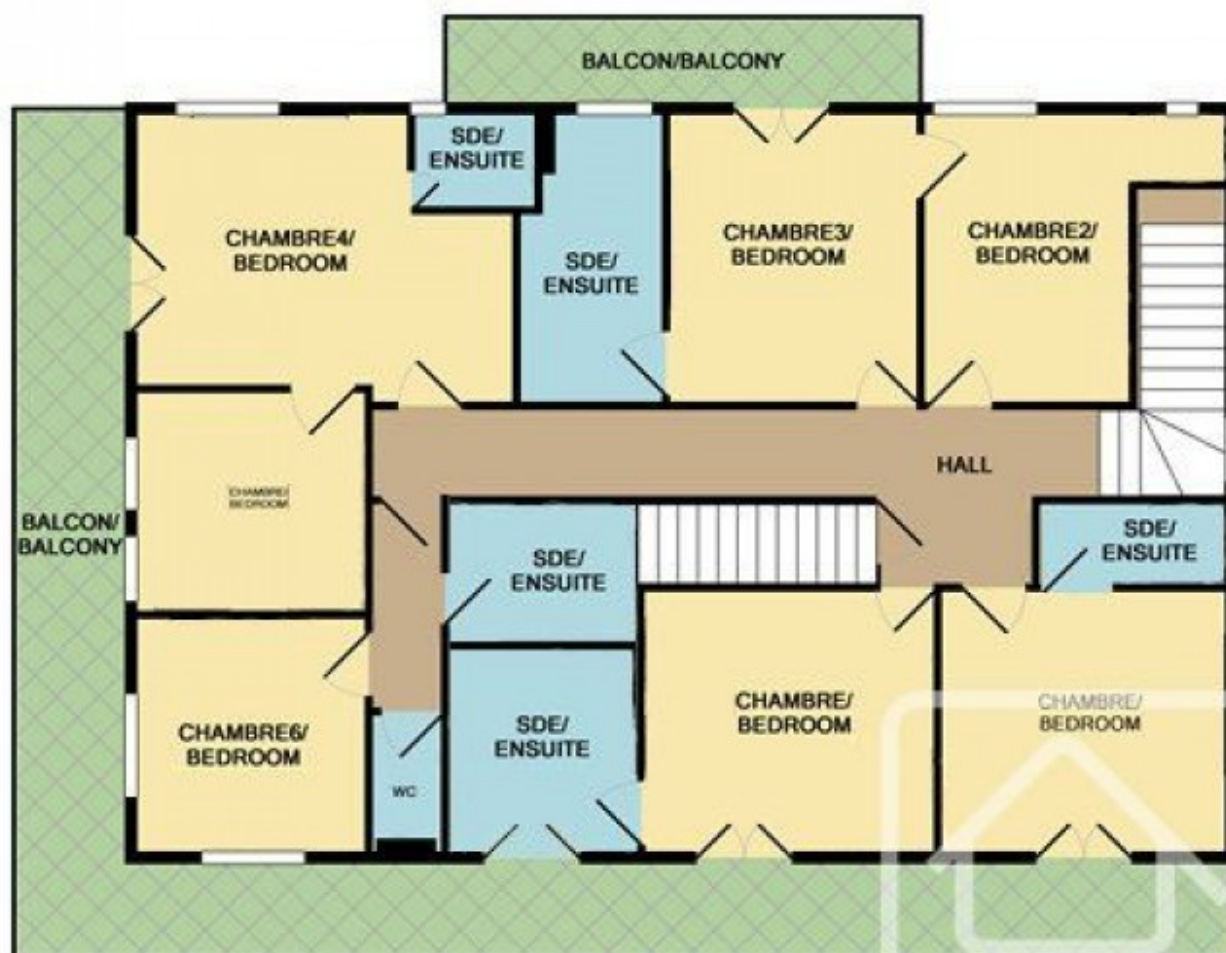
Outside, there is a large, flat garden with simply wonderful views. There is a large parking area as well as garage with loft.



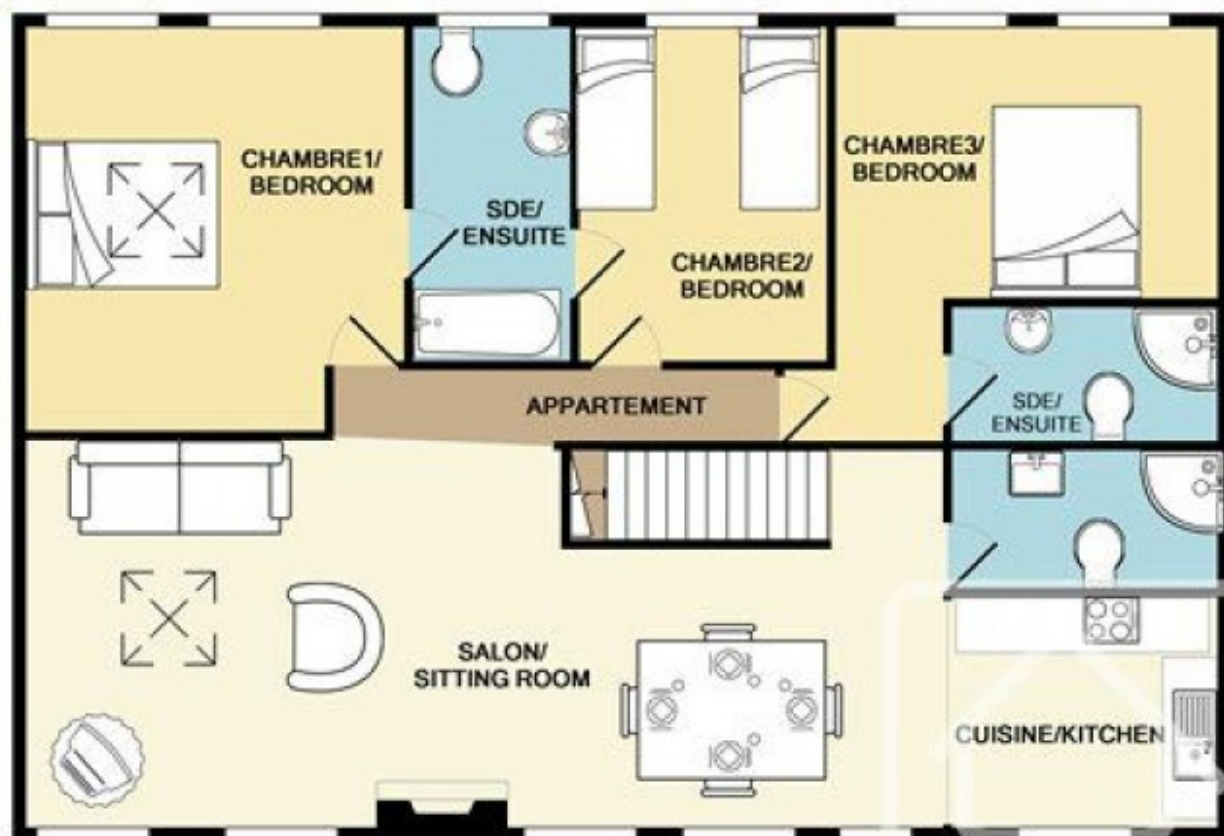
BASEMENT LEVEL



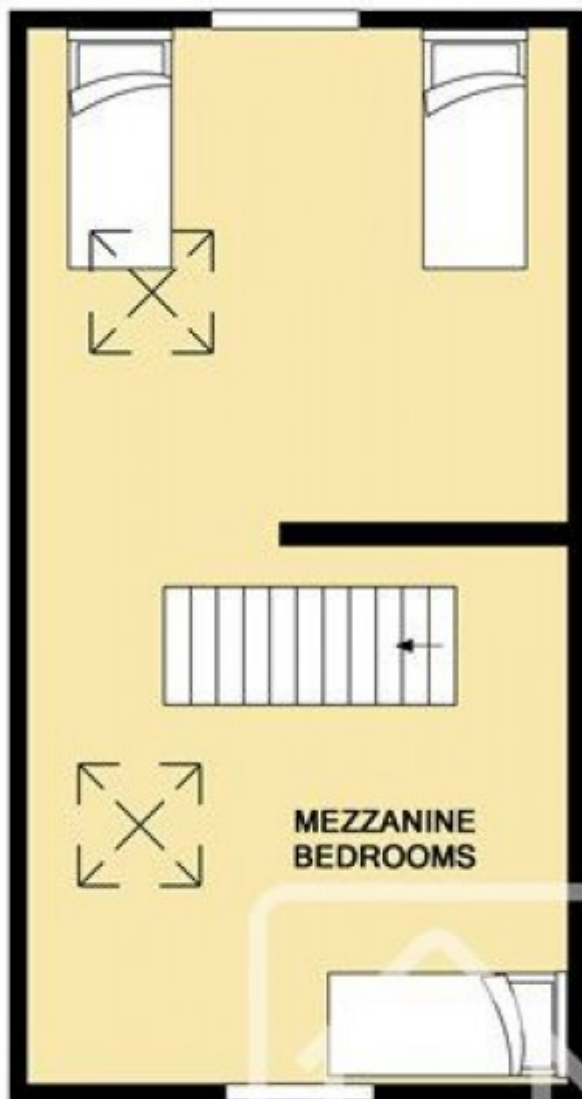
GROUND FLOOR



1ST FLOOR



2ND FLOOR



MEZZANINE

















