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Chalet La Villaz

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

350 000 €uros



Contact

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Key Features

Price	350 000 Euros
Status	SOLD
Last updated	19/01/2015
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	1
Floor area	90 m ²
Land area	945 m ²
Detached	Yes
Heating	Electric radiators
Nearest skiing	6 km
Nearest shops	3 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	638.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet La Villaz is a typical example of a Savoyard chalet, meaning that it is built in the traditional style with a solid concrete base and wooden framework. This method of building ensures a durable and construction, that also exudes warmth and charm.

Situated on the south-west facing slopes of St. Jean D'Aulps in a quiet setting surrounded by other holiday homes, Chalet La Villaz enjoys mountain views, but also plenty of sunshine! Located around 3km from the village centre, the chalet is spread over three floors. Being at the end of the road before it turns into forest track, winter access can be difficult and a four wheel drive or chains may at times be necessary.

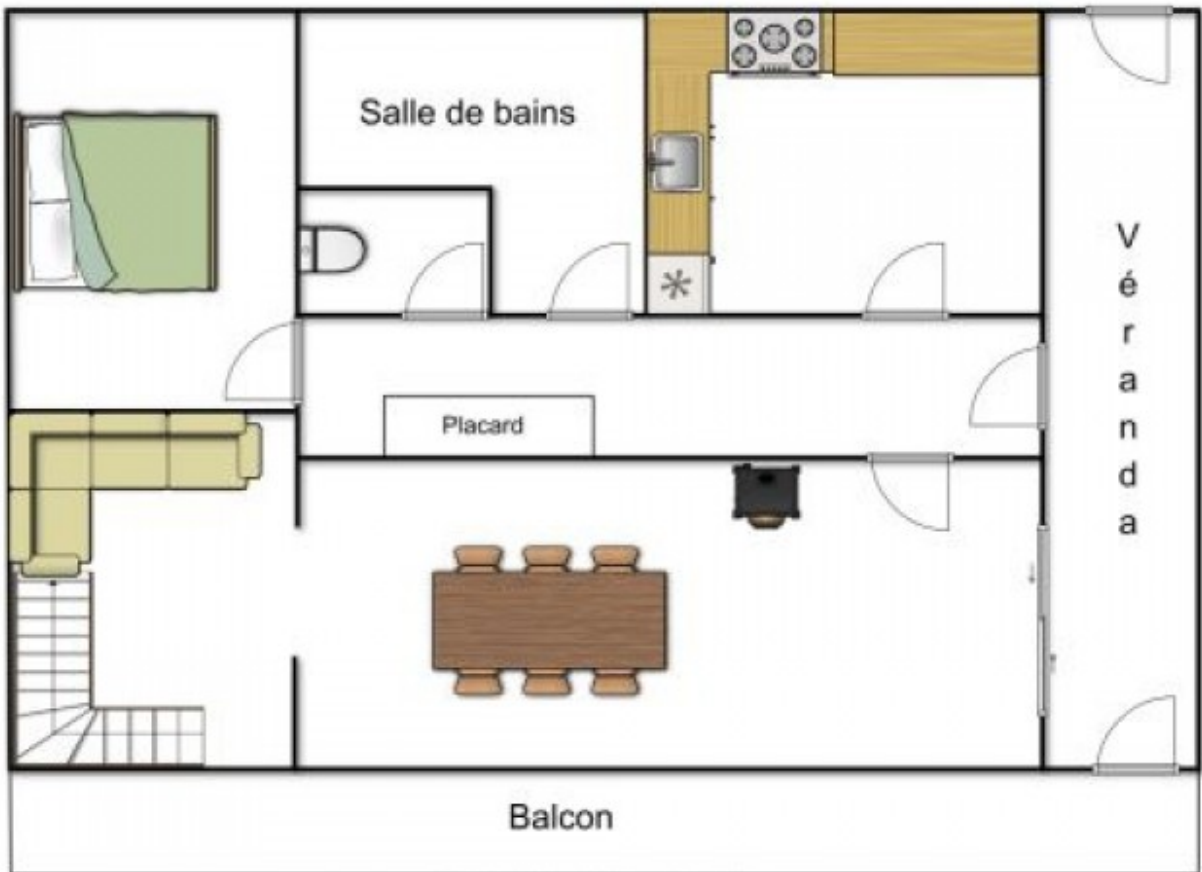
As is common in most chalets, the main entrance and living accommodation is found on the middle floor. There is an entrance porch leading to the main living areas which contain a kitchen, dining room and small lounge as well as a bedroom, toilet and bathroom consisting of a shower and wash hand basin and plumbing for a washing machine.

On the top floor, a mezzanine area gives additional living space for TV watching, kids play area or office. There are a further 3 bedrooms under the eaves. One of the bedrooms could be changed to give an upstairs bathroom.

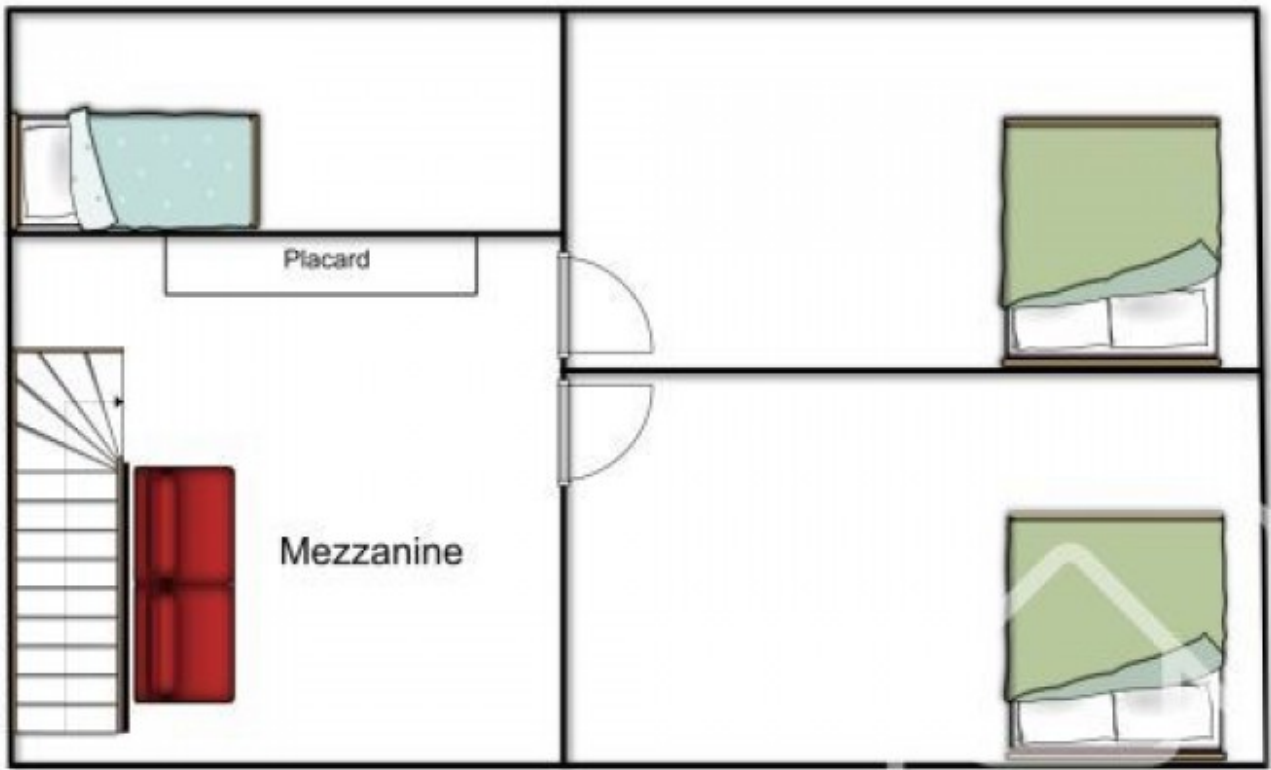
Downstairs on the ground floor is an enormous garage which could easily be changed to a 1 bed apartment. This could be rented out separately. In addition to this there is a garden house which the current owners have always used as guest accommodation for visiting friends and family.

The chalet itself is in excellent structural condition. The chalet has lots of potential but needs to be updated depending on personal tastes, a future owner may wish to upgrade the chalet, but it is certainly not a necessity by any means. The property is currently on a septic tank. However, the hamlet is due to be connected to mains drains in 2014, and all the necessary drainage work has been carried out to facilitate the connection.

Outside, there is a total of approximately 950m² of land. However, much of this is sloping and is not particularly "user-friendly". There is however an attractive outdoor barbecue area and small lawn, which is sufficient.



Rez de chaussée



Étage























