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Chalet du Coeur

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

435 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	435 000 Euros
Status	SOLD
Last updated	26/11/2014
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	3
Floor area	110 m ²
Land area	261 m ²
Detached	No
Heating	Underfloor heating
Chimney	None
Nearest skiing	900 m
Nearest shops	900 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	752.00 Euros
Energy efficiency rating	F (391)
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Chalet du Coeur is situated on a quiet cul-de-sac just a short walk or hop on the ski bus from the slopes in St Jean d'Aulps. Built in 2006, this semi-detached chalet is in perfect condition, and would make a hassle-free holiday home. Despite its newness, it has a lot of traditional chalet style.

On the ground floor, there is a garage plus a carport. It is useful to be able to keep your car covered, yet still have the garage to store sports equipment, garden furniture etc. There is also a practical utility room and storage under the stairs.

Upstairs on the first floor is the main living space. It has an open-plan L-shaped layout, with a fully fitted kitchen, dining area and lounge. The lounge has access to a north facing balcony with wonderful views, and the kitchen/dining area has access to the pretty south-facing garden. The garden has a deck, which is ideal for summer barbecues or for installing your hot-tub! There is one double bedroom with en-suite and a separate WC to complete this floor.

On the second floor there is the master bedroom with fitted wardrobes, en-suite bathroom and balcony, a second large double bedroom and a third smaller double bedroom with limited head height. A shower room and separate WC serve these two additional bedrooms.

The chalet is located in a hamlet of similar properties. There is a footpath which links the chalet to the resort and ski slopes (approx 5 mins walk) and the main village of St Jean d'Aulps (approx 20 minutes walk), although the footpath may not be practical in ski boots and carrying skis! The ski bus stops at the bottom of the cul-de-sac, and may be an easier alternative!

The surroundings are very pretty, and with easy access to the amenities of the ski station and the main village of St Jean d'Aulps, the chalet is perfectly situated.

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