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# Chalet Ouzon

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

**395 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/04/2018
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	140 m²
<b>Land area</b>	800 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	7.2 km
<b>Nearest shops</b>	4.4 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	F (414)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Ouzon is situated above the village of le Biot and enjoys a panoramic 180° vista across the Vallée d'Aulps. It is a view you will never tire of. The chalet is around 30 years old, and has recently undergone a thorough refurbishment. Works completed include a full re-wire (including installation of underfloor heating), and re-plumbing, drainage works, a brand new kitchen and bathrooms, installation of a wood-burning stove, and new triple-glazed sliding doors. The effect is a modern and clean, but with a cosy chalet feel.

It is laid out as follows:

Ground floor: Boot room/laundry room, large reception room/games room (or an occasional guest bedroom), shower room with WC and a storage room.

First floor: Bright living room with superb views across the valley and wood burning stove, stylish bathroom, contemporary kitchen, and large sliding doors giving access directly on to the outdoor patio and garden beyond.

Top floor: Master bedroom with partial ensuite (double sink unit and WC), two smaller doubles with balcony and fantastic views. Large landing with walk-in dressing room which could be converted into an additional bathroom.

Outside, in addition to the side patio and sunny balcony, there is a roof terrace to the rear above the kitchen. With some decking laid down and a few potted plants, this would be a lovely place to relax. The property has neighbours in the vicinity, but remains secluded by the surrounding forest. It is a very calm and relaxing property in which to enjoy your holiday, with nothing but the sounds of nature to disturb the peace and quiet.

Chalet Ouzon is situated just below the Col de Corbier, which has a small winter sports station, offering sledging, snow-shoeing, cross-country skiing, and dog-sledding during the winter holiday periods. It is a great place to escape to when the pistes are crowded, and offers the opportunity to enjoy winter activities for skiers and non-skiers alike. The chalet is approximately 5 minutes from le Biot, which has some basic amenities (bakers, café/bar/restaurant, ski shop...), with the nearest skiing approx 15 minutes away, and Geneva airport under 90 minutes.

















