



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet de l'Abbaye

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

**420 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	420 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	11/04/2017
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Land area</b>	443 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Taxe foncière</b>	772.00 Euros
<b>Energy efficiency rating</b>	D (222)
<b>CO2 emissions</b>	D (45)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet de l'Abbaye is a charming chalet, the very definition of a cosy and comfortable holiday home. It is in beautiful condition; built in 2001, it is low maintenance and has been very well maintained. Located close to the famous abbey of St Jean d'Aulps, the chalet is an easy 5 minute walk to the ski bus stop, and about a 20 minute walk from the village centre.

The property is split over two levels, and offers the following:

Ground floor: Entrance hall with separate WC, open plan kitchen/living area, with fitted kitchen, dining area and cosy sitting area with wood-burning stove. Patio doors lead out to the garden. A spacious master bedroom with en-suite shower-room and patio doors to the garden complete the ground floor.

Stairs from the living area lead to the upstairs landing with mezzanine area, ideal for use as a TV/children's play area or occasional guest room. There is a useful storage area in the eaves. Two double bedrooms and a bathroom complete the upstairs.

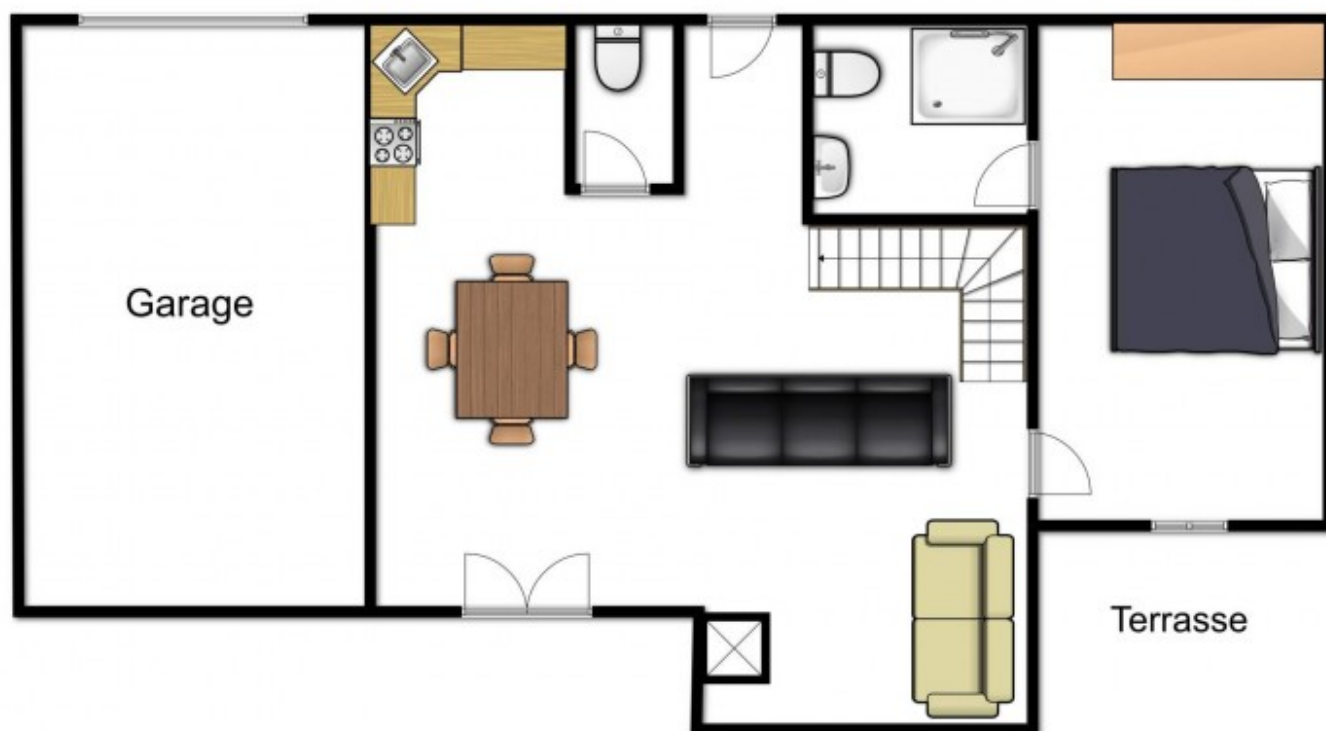
Integral to the chalet is a single garage which houses the laundry facilities. With extra ceiling height, the garage provides valuable extra storage space. Parking for a further 3 vehicles is available in front of the chalet. The property is currently fitted with a septic tank, but a mains connection is available.

The chalet sits on an unoverlooked plot, with wonderful views towards Morzine and the Pointe de Nyon. The garden is flat and easy to maintain, and has a south-facing patio, perfect for making the most of this sunny position!

The chalet is located in the village of St Jean d'Aulps, and is within walking distance of the ski bus stop and village centre. The village has a couple of restaurants and lively bars, a local supermarket, a butcher, a boulangerie, a pharmacy, a post office and doctor's surgery. The ski resort of St Jean d'Aulps is a friendly resort, and home to the magnificent Roc d'Enfer ski circuit, a 17km loop taking in some breath-taking scenery and characterful mountain restaurants. The resort has seen recent investment, with new lifts, runs, snow-cannons and an ice rink all newly installed, and more investments planned in both the short and longer term. The resort also provides a handful of bars, restaurants and shops, and a free shuttle bus that operates to the village centre and back in the winter.

The St Jean d'Aulps ski station is part of the much larger Portes du Soleil skiing domain, accessible via Morzine (10 mins), Ardent (15 mins) or Les Gets (20 mins). Geneva airport is under 90 minutes away.

The property is a popular holiday let, and provides the current owners with a useful income for both summer and winter rentals.



Rez de Chaussée



Combles

























