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# Chalet Edelweiss

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

**745 000 €uros**



## Contact

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# Key Features

<b>Price</b>	745 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	02/02/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	250 m <sup>2</sup>
<b>Land area</b>	1060 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	1 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	634.00 Euros
<b>Energy efficiency rating</b>	D (143)
<b>CO2 emissions</b>	D (32)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Edelweiss is a spacious chalet, situated just outside the well-known resort of Morzine. The chalet sits on a large plot of 1060m<sup>2</sup>, with uninterrupted views across the valley and to the mountains beyond. The chalet is well-equipped and offers very versatile accommodation.

Fantastic detached chalet built of larch, completely renovated and with an uninterrupted view, built in 2002 across 3 floors, with a total area of 250m<sup>2</sup> (175m<sup>2</sup> habitable, Loi Carrez, ie. official m<sup>2</sup>), on 1060m<sup>2</sup> of flat land, south facing.

It has a 2 space carport under the south facing 45m<sup>2</sup> balcony which houses the garden furniture and barbecue.

The chalet is in the centre of the small village of Essert Romand, 10 minutes from the centre of Morzine. It is 1 hour from Geneva airport and 10 minutes from the slopes of the Portes du Soleil ski area. There is a ski bus stop close by.

On 3 floors, the chalet is made up as follows:-

A basement of 90m<sup>2</sup>

A boiler room housing Viessman oil boiler which feeds the underfloor heating.

A large double garage and a room which could be renovated into a studio for rental or for a sauna or jacuzzi.

On the ground floor:-

- a 7.40m<sup>2</sup> entrance with cupboard with hanging space

- a 10m<sup>2</sup> fully equipped kitchen

- a large 35m<sup>2</sup> living area/dining room with patio doors giving onto larch balcony of 45m<sup>2</sup>

- a 9m<sup>2</sup> shower room with big shower and 2 washbasins

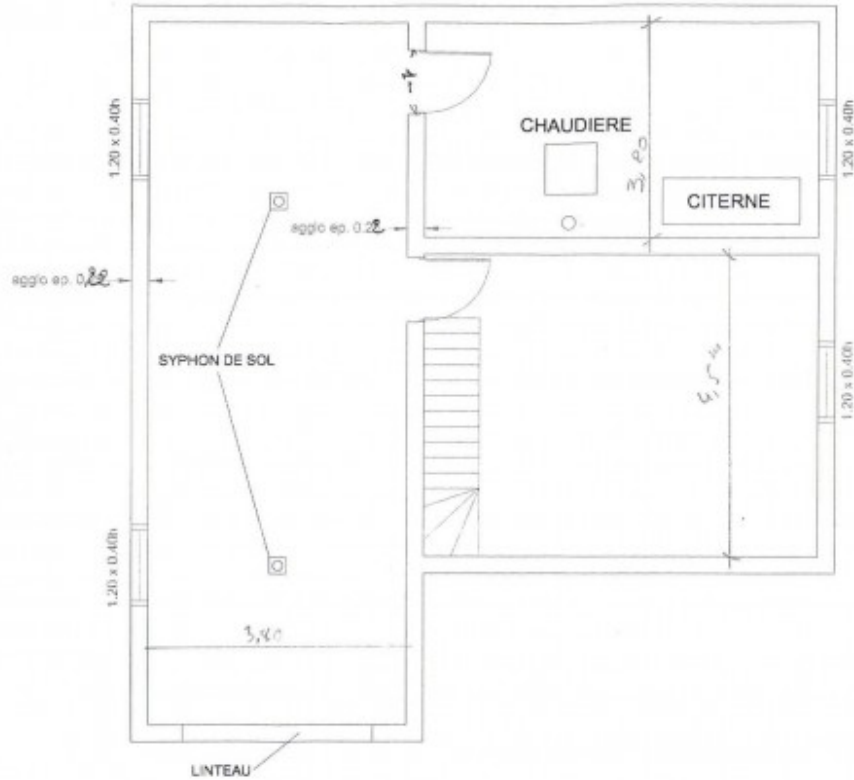
- 2 x 14m<sup>2</sup> bedrooms

- separate toilet

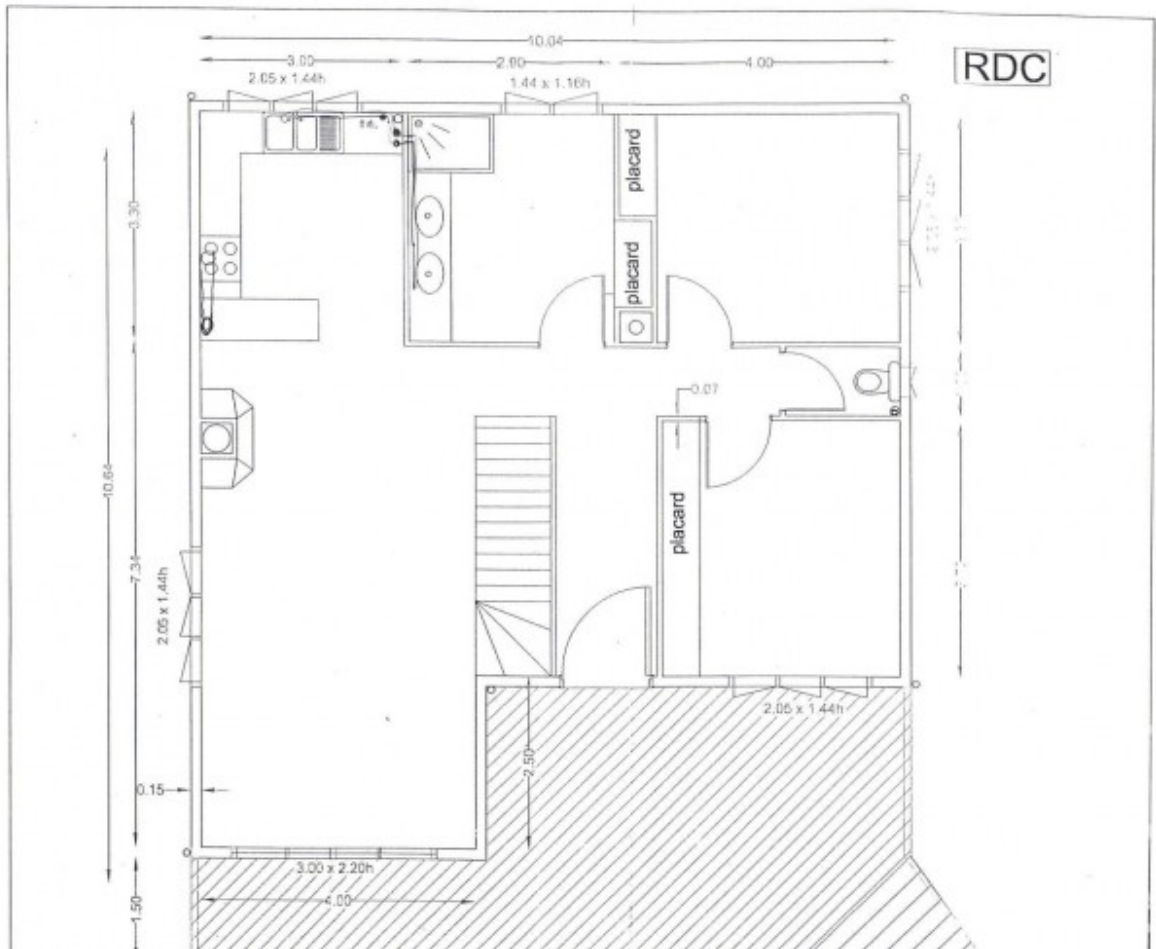
On the top floor:-

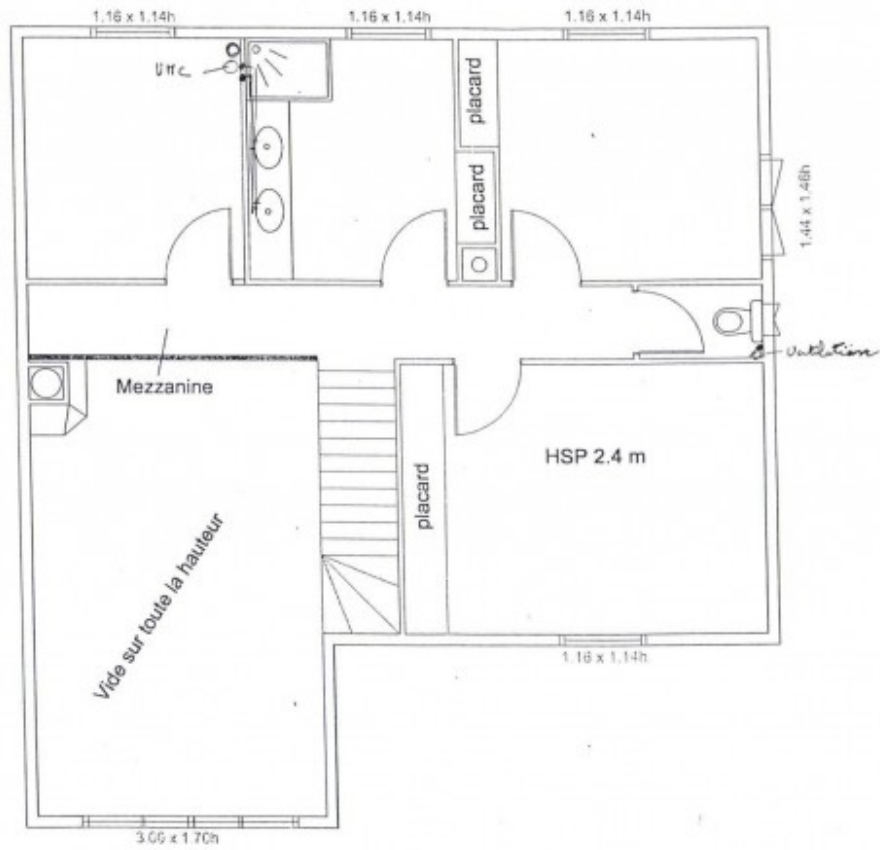
- 3 x 14m<sup>2</sup> bedrooms
- separate toilet
- a 9m<sup>2</sup> shower room with big shower and 1 washbasin
- big games and multimedia room of 30m<sup>2</sup>

Oil fired underfloor heating on the ground floor and radiators upstairs. 300l hot water tank. A double skinned tin roof with 6cm polyurethane insulation. The walls are 7cm timber blocks with 10cm rock wool insulation with 13mm larch finished inside walls.



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