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

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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

Price	745 000 €uros
Status	SOLD
Last updated	02/02/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	5
Bathrooms	2
Floor area	250 m²
Land area	1060 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	3.5 km
Nearest shops	1 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Taxe foncière	634.00 €uros
Energy efficiency rating	D (143)
CO2 emissions	D (32)
Agency fees	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 1060m2, 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 250m2 (175m2 habitable, Loi Carrez, ie. official m2), on 1060m2 of flat land, south facing.

It has a 2 space carport under the south facing 45m2 balcony which houses the garden furniture and barbecue.

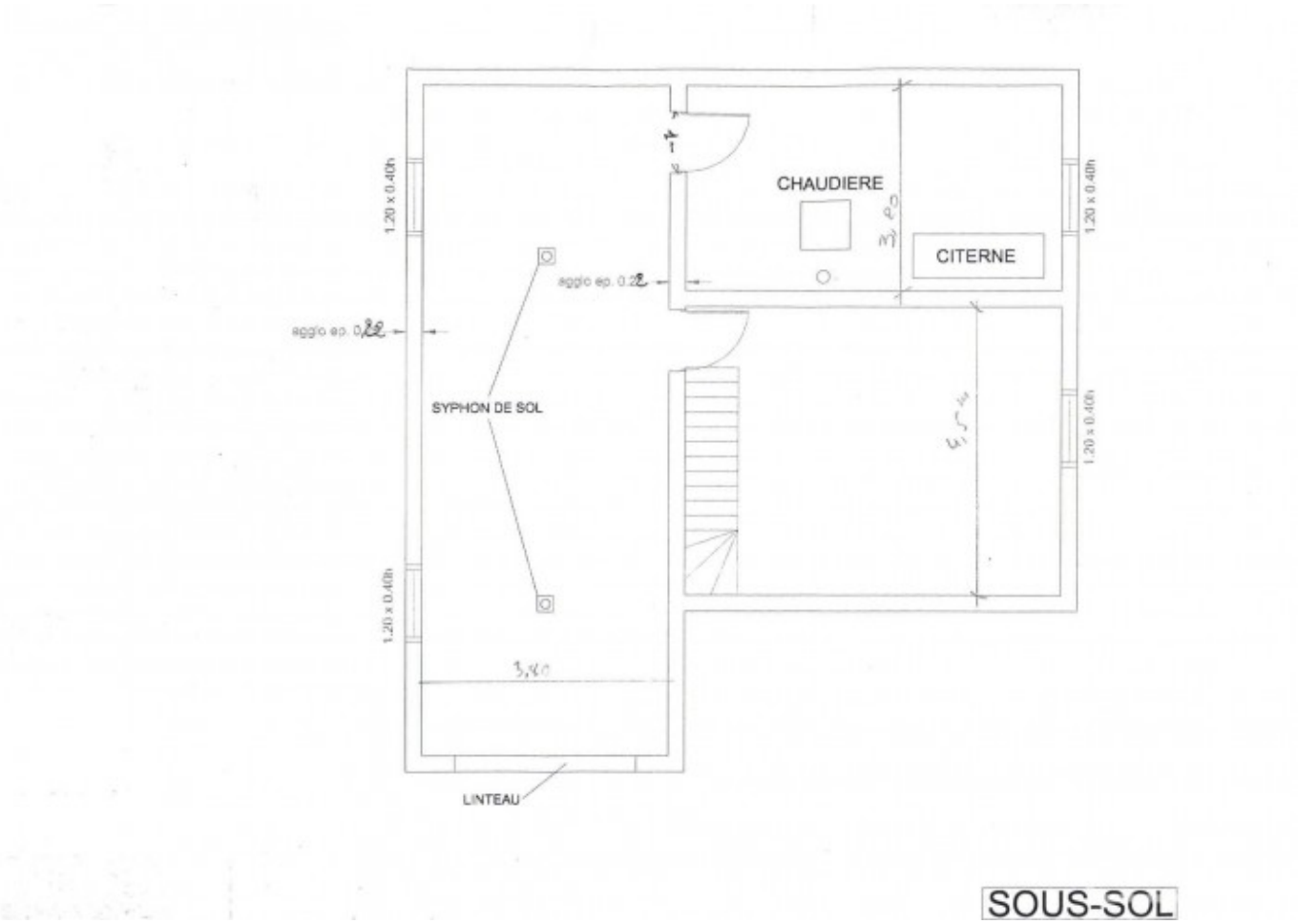
The chalet is in the centre of the small village of Essert Romand, 10 minutes from the centre of Morzine. It is 1 hour from Geneva airport and 10 minutes from the slopes of the Portes du Soleil ski area. There is a ski bus stop close by.

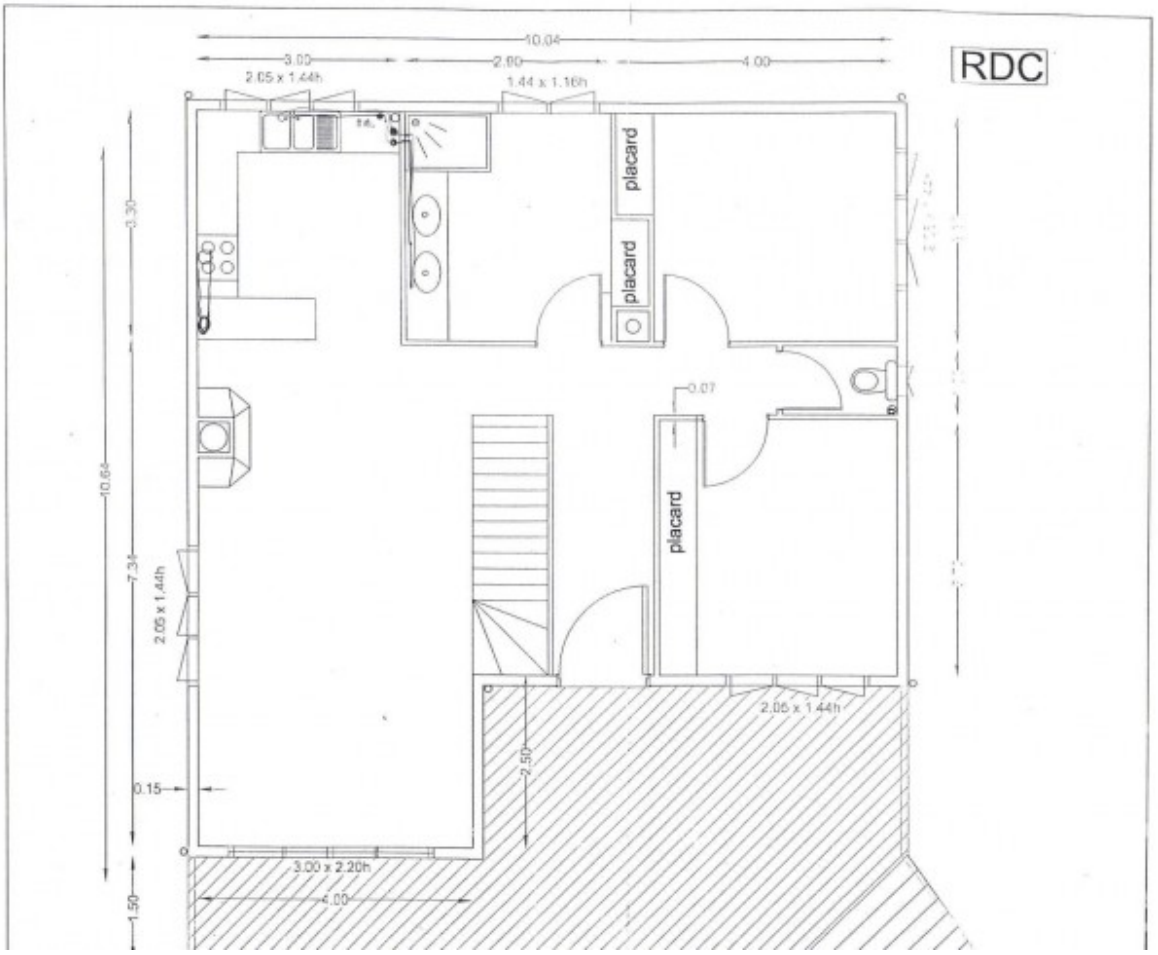
On 3 floors, the chalet is made up as follows:-
A basement of 90m2
A boiler room housing Viessman oil boiler which feeds the underfloor heating.
A large double garage and a room which could be renovated into a studio for rental or for a sauna or jacuzzi.

On the ground floor:-
- a 7.40m2 entrance with cupboard with hanging space
- a 10m2 fully equipped kitchen
- a large 35m2 living area/dining room with patio doors giving onto larch balcony of 45m2
- a 9m2 shower room with big shower and 2 washbasins
- 2 x 14m2 bedrooms
- separate toilet

On the top floor:-
- 3 x 14m2 bedrooms
- separate toilet
- a 9m2 shower room with big shower and 1 washbasin
- big games and multimedia room of 30m2

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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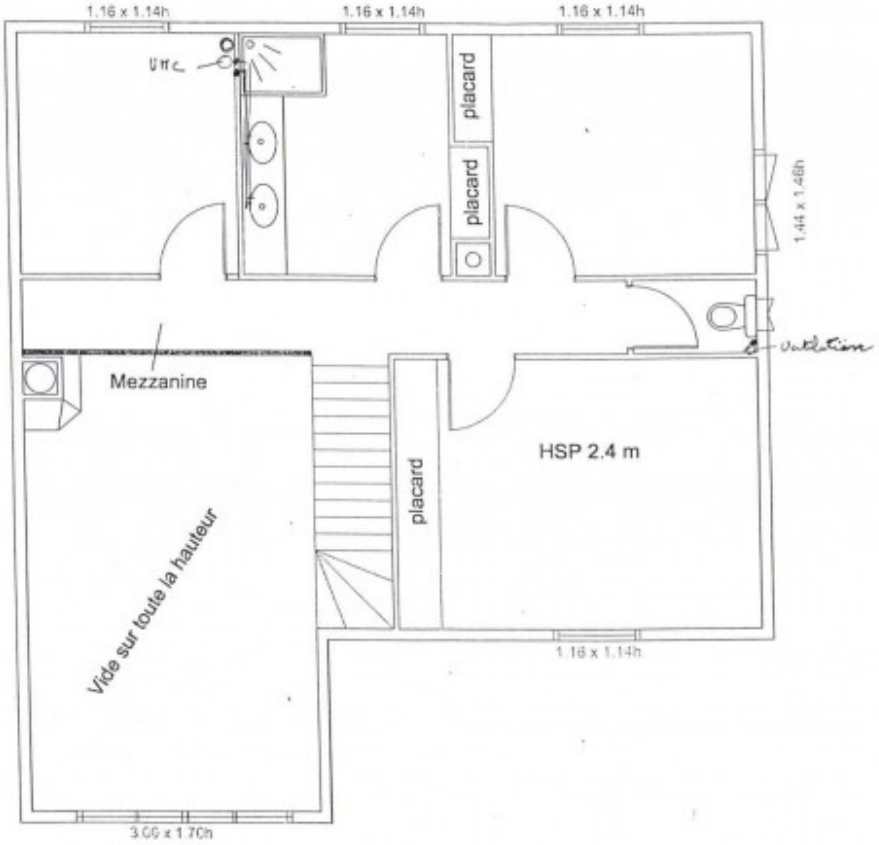
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Mezzanine
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Vide sur toute la hauteur
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