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# Chalet La Cache

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

**469 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	469 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/01/2018
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	124 m²
<b>Land area</b>	400 m²
<b>Detached</b>	No
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	623.00 Euros
<b>Annual charges</b>	690.00 Euros
<b>Energy efficiency rating</b>	D (246)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet la Cachette is a beautifully presented property which has been immaculately looked after inside and out. It is an ideal family holiday home – built in 2008, it is low maintenance, lock-up-and-leave, near the ski slopes and village amenities. The property is spread over three levels, and offers spacious and well laid-out accommodation.

On the ground floor, there is a large garage, perfect not only for keeping the car out of the elements, but also for ski storage, use as a bike workshop and protecting the garden furniture in the winter. Through the main front door is an entrance hall with a useful walk-in storage cupboard. The utility room is generously proportioned, and has ample space to hang wet gear at the end of a day on the slopes. It would also be very easy to convert some or all of the utility room into an additional 3rd bathroom should you wish. Finally, a double bedroom completes this floor.

Upstairs, the middle floor is open plan. It is both airy and cosy: the well-equipped fully fitted kitchen has a double-height ceiling, giving a real feeling of space, and with triple-aspect windows, the whole floor is light and bright. The wood burning stove brings an element of cosiness to the living space. A double bedroom with patio doors on to the garden complete this floor, along with a guest WC.

On the top floor, there is a galleried landing, leading to the very spacious master bedroom with balcony and en-suite bathroom. There is a second large double bedroom with balcony, and a separate family bathroom.

The large wrap-around balcony/deck leads off the kitchen and has beautiful views across the valley. Adjacent to the kitchen, the tiled balcony has space for a dining table and 8 chairs. This outdoor space flows along the side of the property through the pretty landscaped rockery to the garden rear of the property. South-facing, there is a large deck, perfect for sun-loungers, a barbecue or even a hot-tub! The lawn is easily maintained, and big enough for a set of swings or a trampoline for the kids!

The chalet is located between the ski station and the village of St Jean d'Aulps. It is within walking distance of both,

but although the ski lifts are under 500m away on foot it is along a footpath and in ski boots may be a challenge! Fortunately, the chalet is also on the ski bus route, about 100m from the nearest stop.

The ski resort of St Jean d'Aulps is a friendly, relatively small, but growing resort. It is part of the much larger Portes du Soleil skiing domain, with Morzine approximately 10 minutes away by car. The resort is undergoing a programme of investment, with new lifts, runs, snow-cannons and an ice rink all recently 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 village of St Jean d'Aulps has a couple of restaurants and lively bars, a local supermarket, a butchers, a boulangerie, a pharmacy, a post office and doctors surgery.

Access to the international ski resort of Morzine-Avoriaz is approximately 10 minutes away by car, and Geneva airport is under 90 minutes away.



























