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# Chalet Te Aroha

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

**730 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	730 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	01/03/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Floor area</b>	148 m <sup>2</sup>
<b>Land area</b>	436 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	100 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1505.00 Euros
<b>Energy efficiency rating</b>	E (276)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Te Aroha, meaning “love” in Maori, is a chalet that lives up to its name! It is certainly very easy to fall in love with this top quality chalet, and very hard to find fault! Built in 2014, the chalet has been constructed with high quality materials, with a superior finish and a real attention to detail. The chalet combines charm with convenience; it has a beautiful traditional alpine chalet style, but is also low-maintenance, very practical and extremely easy to live in!

Approached by private road, Chalet Te Aroha sits happily in this neighbourhood of 9 beautifully finished chalets. The covered porch opens into a spacious entrance hall, with practical boot room equipped with ski rack and boot warmer, and a guest WC. The main living space is open-plan and triple-aspect, and is light, bright and welcoming. The wood-burning stove adds a cosy focal point for those winter evenings, and the wrap-around balcony leading to the sunny south-facing terrace makes the most of the fabulous views.

The kitchen is superb, with no expense spared on the white goods and worktops. All the kitchen equipment and accessories are included in the price, including all crockery, glassware, pots, pans and appliances large and small. The dining area is perfect for entertaining, with a fabulous wooden table seating 10 comfortably.

Upstairs, there are two mirror-image double bedrooms, both with en-suite bathroom and private balcony. Choose which view you like the best for your master bedroom! The remaining 3 bedrooms are on the lower ground floor, and are all generously proportioned doubles. There is one en-suite bathroom, and a further family bathroom. This floor also houses the laundry room, which has ample storage for all your bed linen and towels, and there is further built-in storage and a lock-up store-room, meaning you'll never be short of space for all your summer and winter equipment, toys and games, tools and household items.

Outside, the plot has been beautifully landscaped and is very low maintenance. A very sunny south-facing terrace is the perfect spot for al-fresco lunches or lazy afternoon barbecues. Your own private pétanque pitch will keep the family entertained whilst you enjoy the splendid surrounding scenery. The very solid and secure outdoor shed houses a ping pong table, all outdoor furniture, and 3 mountain bikes, all of which are included in the sale. There is

also the possibility to install a hot tub.

The chalet is located on a quiet cul-de-sac, just a couple of minutes' easy stroll to the resort centre, offering a selection of shops, bars and restaurants. The chalet is just about ski-in, ski-out, with access to the slopes and main ski lift a short scoot on skis off the end of the cul-de-sac.

The resort forms part of the Portes du Soleil ski domain, with the bigger resort of Morzine approx 10 minutes' drive away. The local skiing is unspoilt and uncrowded, and offers a variety of pistes for all levels around the stunning Roc d'Enfer mountain. In summer, the number of hikes from your doorstep are endless, with stunning views down to Lake Geneva and across to Les Dents du Midi in Switzerland and the peaks of the Mont Blanc range.

The chalet is sold fully furnished and equipped from top to bottom with everything you could need, you simply need to show up with your suitcase! Given the location, quality and size of the chalet, it offers excellent rental potential and is set up and ready to welcome guests from day 1 of your purchase.















