



**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)

# Chez Thérèse

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

**475 000 €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>	475 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/08/2021
<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>	150 m²
<b>Land area</b>	318 m²
<b>Detached</b>	No
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	2.8 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	510.00 Euros
<b>Energy efficiency rating</b>	F (350)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the much sought-after village of Essert Romand, on the outskirts of Morzine, “Chez Thérèse” has plenty to offer any prospective buyer! The property is generously proportioned, in great condition, and has ample storage, as well as a manageable garden.

This semi-detached property is entered on the first floor, which is just above street level, with an entrance hall leading to the open-plan living room and kitchen. The space is light, bright and fresh, and ideally suited to family living. The kitchen is contemporary, with stone worktops and tiled splashback, along with all the usual mod cons. A log-burning fire makes for cosy winter nights, and the south-facing balcony is perfect for summer soirées. The south-facing aspect means the internal space is very light and bright. A handy WC is a practical addition to complete the upper floor.

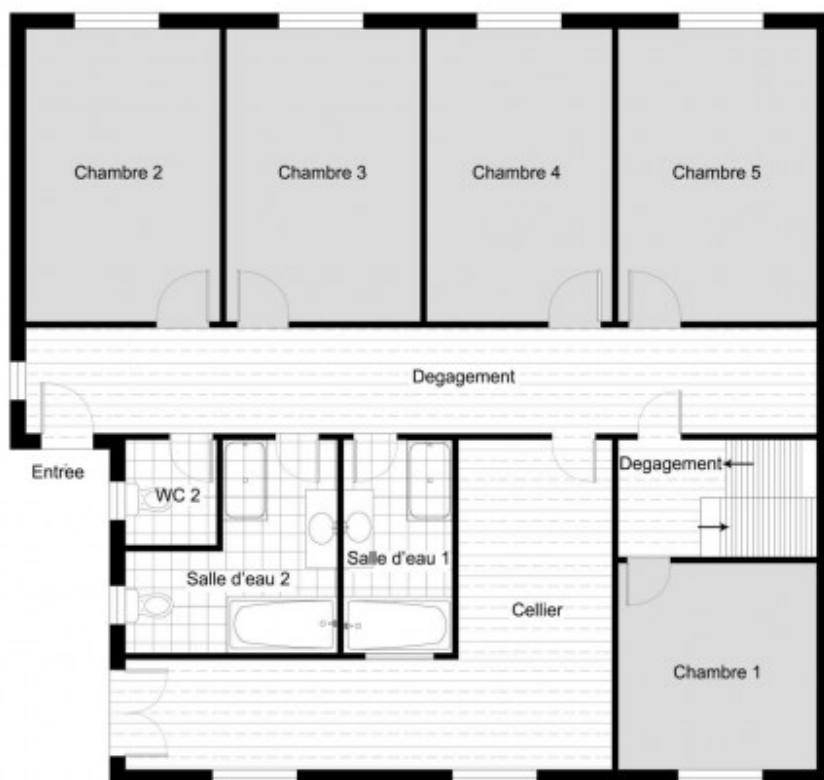
The lower floor is at garden level, and is laid out with 5 double bedrooms off the main corridor, 4 of which have garden views. The 5th bedroom is currently used as a dressing room, but would work equally well as an office or TV den. There are two bathrooms, one with bath tub and separate shower, which is beautifully decorated in cool tones, and a second shower room, which is in need of modernisation. There is a separate WC. Completing this floor is the large cellar, which has direct access from the outside. This provides secure storage for all your bikes, skis and other sporting equipment, as well as extra storage for a spare fridge or freezer if required.

The garden can be directly accessed from this floor, and is the perfect size for a family holiday home. A superb deck is ideal for summer barbecues, and the small lawned area is perfect for kids.

The property is situated in the centre of the village of Essert Romand, just a minute’s walk from the village bar and restaurant, and under 5 minutes’ drive from the centre of Morzine, with access to the full Portes du Soleil skiing and mountain biking domain, as well as a wide variety of shops bars and restaurants.

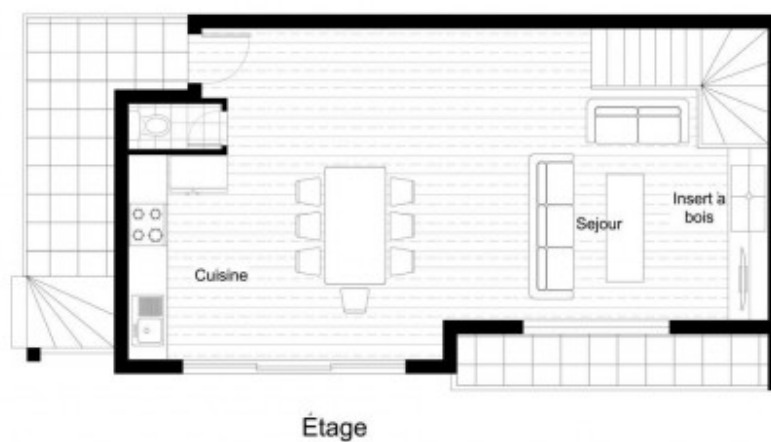
Low maintenance, and superbly located, Chez Thérèse is an ideal property whether you are seeking year-round

living or a family holiday home. Don't hesitate to contact us for a viewing!



Rez-de-chaussée

Ce plan d'étage, y compris le mobilier, les accessoires fixes, les appareils et les dimensions indiquées, est approximatif et fourni à des fins d'illustration seulement.



Ce plan d'étage, y compris le mobilier, les accessoires fixes, les appareils et les dimensions indiquées, est approximatif et fourni à des fins d'illustration seulement.





















