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Chalet Au Bout du Monde

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

375 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	375 000 Euros
Status	SOLD
Last updated	27/10/2021
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	106 m²
Land area	5180 m²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	2.4 km
Nearest shops	2.4 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	747.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This atypical property is situated towards the end of a rural lane, around 2km from the ski slopes and village centre, in a hamlet known as “Le Bout du Monde”, the World’s End! As the name suggests, the location is very peaceful, surrounded by meadows, forests and a network of nature trails to explore on foot or by snowshoe. The property feels secluded and hidden away, but is just a couple of minutes’ short drive to a wide selection of amenities, with both the village centre and the nearest ski lifts around 2km away.

The property is currently split into two separate apartments, a duplex on the top two floors, and a one bedroom apartment on the garden level. The larger apartment upstairs is laid out with a cosy lounge with open fire, a separate fitted kitchen, a bathroom with separate WC, and a double bedroom. This floor is completed by a large store room/utility room with direct access to the outdoors. Stairs from the store room lead to the attic floor. This floor has limited head height, but is ideal for children’s bedrooms, a home office, or extra storage. With the appropriate planning permissions, it may be possible to raise the roof to obtain full head height, however the property is located in a natural (protected) zone, so the ability to make major changes to the property, such as an extension, will be restricted.

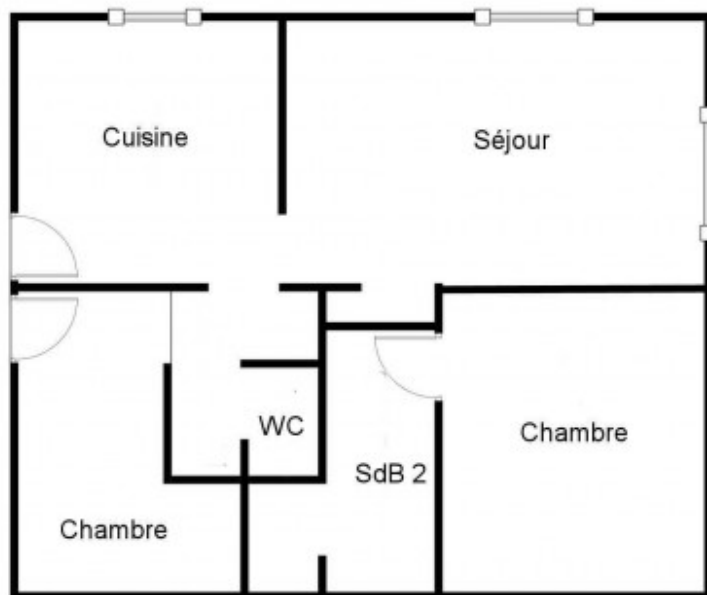
The downstairs apartment has its own separate access, and has a charming kitchen, and cosy lounge, also with fireplace. There is a large double bedroom, but it has no window, plus a smaller kids’ bedroom.

Both apartments would rent well on a long-term lease, and currently generate a total monthly income of €1700. The set-up of two apartments gives you the flexibility to generate a rental income whilst retaining use of part of the property yourself, or alternatively will give you somewhere to live in one part of the chalet whilst you carry out renovation work in the other apartment.

The overall condition of the property is fair, but a full refurbishment would bring it up to today’s standards, as well as benefitting from improved insulation and energy efficiency. The attic level in particular with its limited head height merits a rethink.

The property is sold with a separate double garage, not only ideal for keeping the car out of the elements, but also as a workshop for tinkering with your bikes and skis and for providing valuable extra storage for all your sporting equipment. A delightful mazot, also included in the sale, adds an element of history to the property as well as a fun outdoor facility, whether as a playhouse for children, or conversion into your own back-garden pub!

The chalet is sold with a total of over 5000m² of land. Not all of the land is contiguous, with various plots dotted around the house, but there is over 2000m² immediately surrounding the property.



RDC



