



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

Web: www.alpine-property.com

Chalet Kompeer

Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil

420 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	420 000 Euros
Status	SOLD
Last updated	25/05/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	5
Bathrooms	3
Land area	980 m²
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	7.2 km
Nearest shops	4.4 km
Garden	Yes
Drainage	Mains drains
Energy efficiency rating	E (334)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

Chalet Kompeer is situated above the village of le Biot and enjoys a panoramic 180° vista across the Vallée d'Aulps. It is a view you will never tire of, with the ever-changing seasons bringing something new to admire each day! The chalet is around 40 years old, and is laid out as follows:

Ground floor: Entrance hall, utility room, tv room, double bedroom, single bedroom, shower room, plant room

First floor: Open-plan fitted kitchen with dining area and sitting room with wood burning stove and access to balcony and terrace.

Top floor: Master bedroom with ensuite shower room, two further double bedrooms, bathroom with bath and separate shower, storage cupboard.

The property sits on a plot of almost 1000m², most of which is fairly steeply sloping. There is scope to landscape the land to either the front or the rear of the property to create more useable outside space, but the chalet does already enjoy a large south-facing terrace and south-west facing balcony with superb views.

The property does require some TLC; the flooring on the middle floor and top floor needs replacing (damaged carpet has recently been removed), and the property does not have double glazing. The balcony and handrails also require some attention, and the exterior of the chalet would benefit from a sand and repaint.

The chalet is situated just below the Col de Corbier, which has a small winter sports station, offering sledging, snow-shoeing, ski-touring, and dog-sledding during the winter holiday periods. It is a great place to escape to when the pistes are crowded, and offers the opportunity to enjoy winter activities for skiers and non-skiers alike. The chalet is approximately 5 minutes from le Biot, which has some basic amenities (bakers, café/bar/restaurant, ski shop...), with the nearest skiing approx 15 minutes away, and Geneva airport under 90 minutes.













