



**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)

# Chalet des Fleurs

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

**595 000 €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>	595 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/07/2023
<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>	3
<b>Land area</b>	318 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	1.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	984.00 Euros
<b>Annual charges</b>	600.00 Euros
<b>Energy efficiency rating</b>	E (389)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet des Fleurs is a lovely family chalet, perfect for holiday fun in winter or summer. On the ski bus route with quick access to the slopes, and with sunny terraces, it's a chalet to be enjoyed whatever the season!

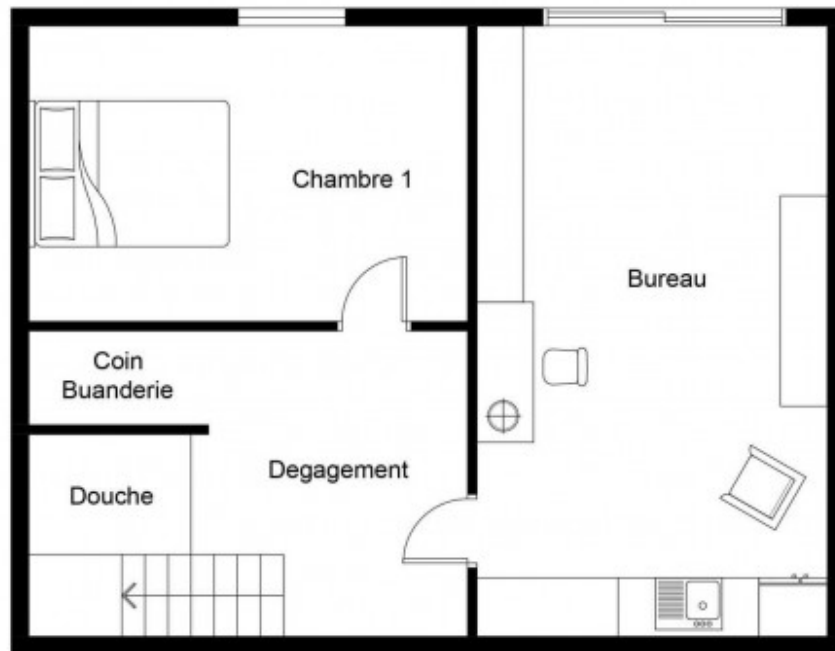
Built in the mid 1990s, the chalet has been very well maintained and upgraded since its construction. The chalet is built over three floors, with the main entrance on the middle floor. The front door opens into a bright and spacious hallway with guest cloakroom, and leads through to a triple-aspect open-plan kitchen/living/dining room. The fitted kitchen is a modern gloss grey, with all the usual mod cons. The dining area is sunny and bright and has direct access on to the south-facing terrace, and the living area centred around the wood burning stove is a cosy space to snuggle up with the family.

Upstairs, there are three double bedrooms, each large enough for a double bed. Two of the bedrooms also enjoy a private balcony with lovely views. There are also two bathrooms, one with bath-tub and the other with a shower, both are modern and fresh.

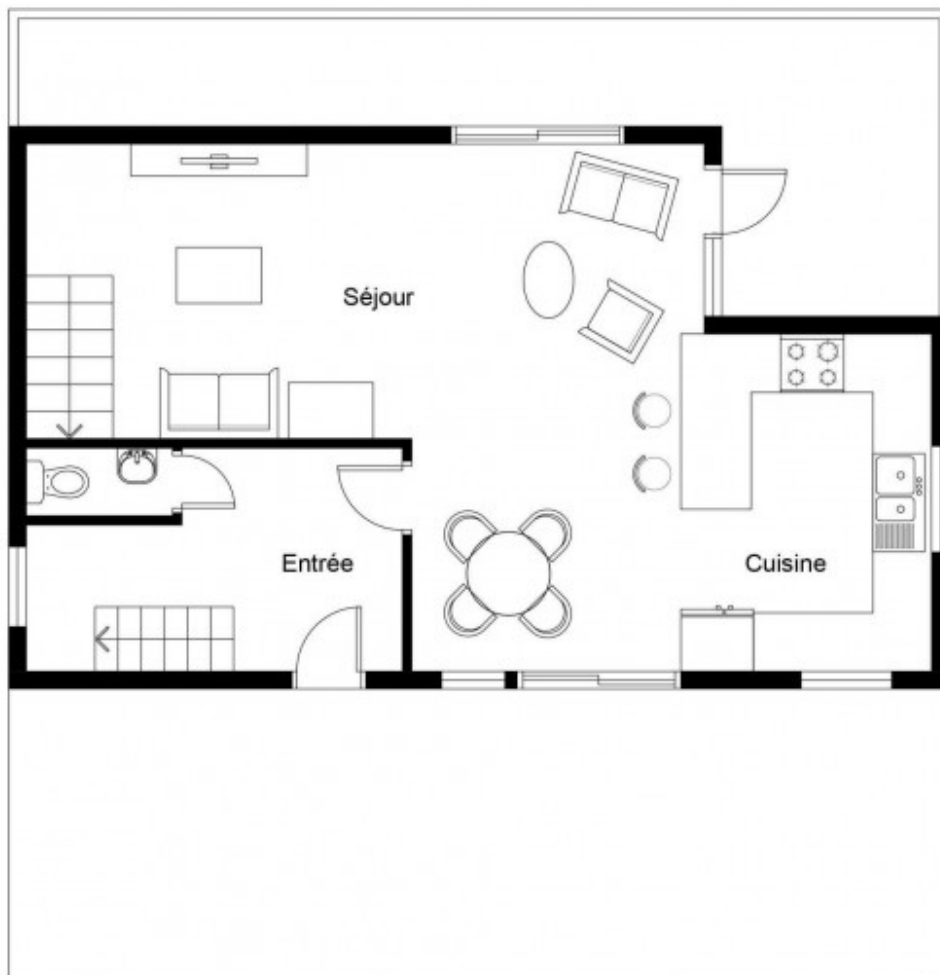
On the lower ground floor, there is a fourth bedroom with adjacent shower, and a laundry area. Plumbing is available to connect an additional WC if desired. This floor is completed with an office-cum-studio; the ideal space for working from home, or for teenagers to have their own space to hang out. It is equipped with a kitchenette, so with only a little effort, it is possible to convert this downstairs floor into a self-contained one bedroom apartment.

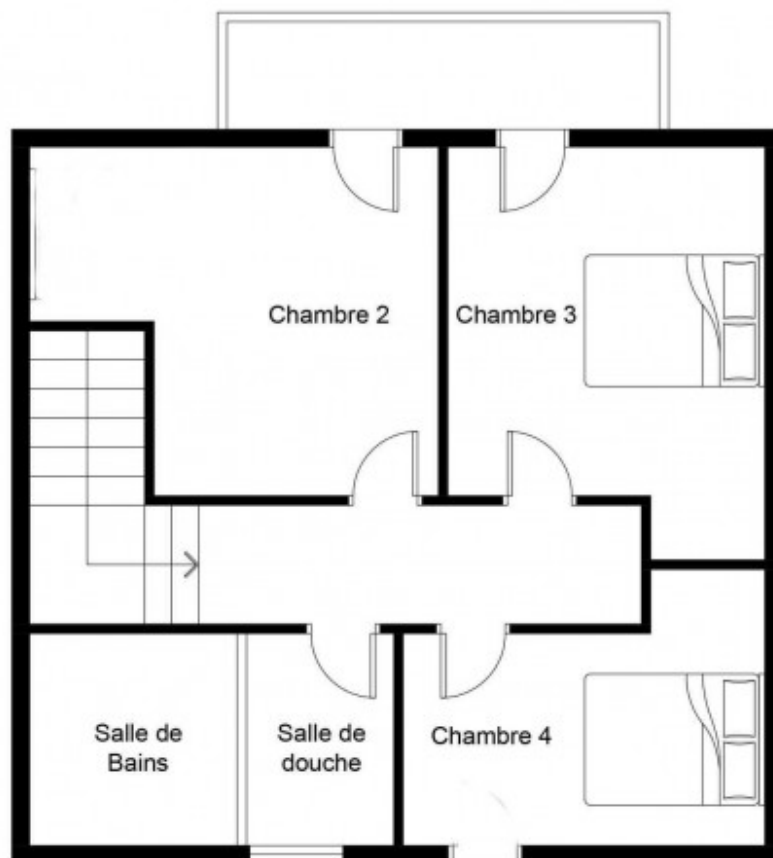
Outside, there are balconies and terraces on 3 sides of the property, offering shade or sun at all times of the day. The views are delightful, and the location is peaceful. There is a lock-up store room and a garden shed to keep your belongings secure and dry, and there is off-street parking for two cars.

The chalet is located midway between the village centre and the ski station, around 15 minutes walking distance to both, and on the ski bus route. It is part of a small development of 7 similar chalets, and adjacent to a development of 5 brand new chalets. Morzine is around 10 minutes' drive away, and Geneva airport under 90 minutes.



## SOUS-SOL





ETAGE

























