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# Chalet Romand

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

**975 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	975 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/07/2023
<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>	4
<b>Land area</b>	1671 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	3.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	F (400)
<b>CO2 emissions</b>	F (89)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Romand is a substantial detached chalet on a constructible flat plot, close to the centre of Essert Romand and under 5 minutes' drive from Morzine. The 3 apartments offer comfortable and stylish accommodation along with excellent rental potential for any future owner.

The first apartment is on the ground floor of the property, accessed via the shared entrance. The surface area is approximately 22m<sup>2</sup>, and comprises principally of a main bedroom/sitting room with kitchenette, with a separate shower room. The décor is both modern and sympathetic to the Alpine style. The apartment also enjoys its own private outdoor patio. This apartment attracts an annual rental income of approx. €20,000pa, rented on a weekly basis as a holiday let. On the ground floor there is also a garage and large store-room, offering secure storage for bikes, skis and other sporting equipment, or could even be converted to provide additional living accommodation.

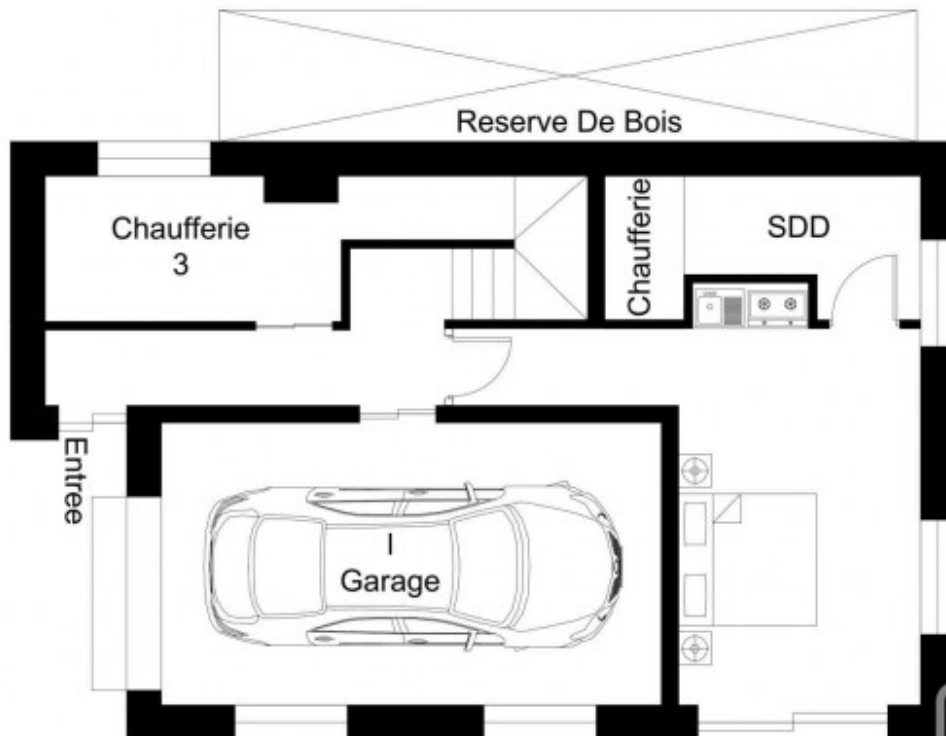
The second apartment is located on the first floor, accessed via the shared stairwell. This apartment is considerably bigger than the downstairs studio, at approximately 55m<sup>2</sup>. There is a large, modern fitted kitchen with dining area, leading through to the cosy living room. French windows lead to the balcony, which has great views and plenty of sun. There are two good-sized double bedrooms, a family bathroom with walk-in shower, and a separate WC, as well as a walk-in store room that could also work as a small home office. This apartment generates an annual rental income of around €30,000.

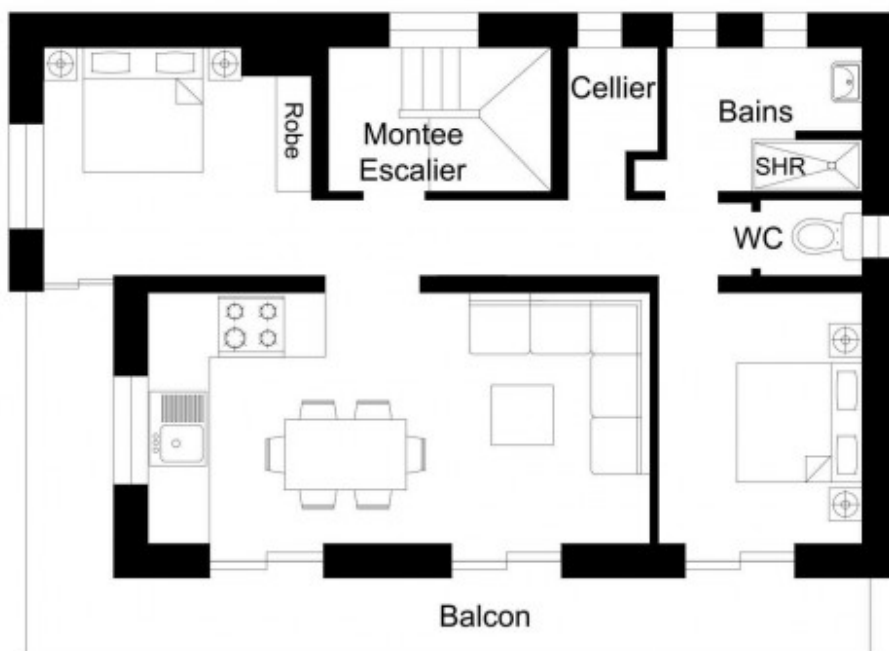
The third apartment occupies the second and third floors, and is the biggest of the 3 apartments. It has a large fully fitted kitchen, a cosy living space with wood burning stove, a double bedroom, family bathroom, separate WC and office nook, and upstairs a superb master suite with en-suite bathroom, dressing room and relaxation area. This top apartment also has its own private balcony with great views and sunshine.

The chalet sits on a substantial plot of 1671m<sup>2</sup> of flat, constructible land. It is perfect as a large, safe garden for children, but also ideal as an investment opportunity for the construction of an additional detached chalet. With the established rental history of the existing apartments, the entire property stacks up superbly from an investment point of view.

The chalet is a short walk from the closest ski bus stop, and is also a short stroll from the village centre, where you

will find the popular “Petite Auberge” restaurant and bar. Open all year round, this lovely local auberge is perfect for a leisurely summer lunch, and few après-ski beers or dinner with friends. Morzine town centre is around 3.5km away, and has a wide selection of shops, bars and restaurant, as well as access to the full Portes du Soleil skiing and mountain bike domain, and other sporting facilities (Olympic swimming pool, ice rink etc). The chalet is under 90 minutes from Geneva international airport.





PLAN D'ÉTAGE

