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Chalet de Cuip

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

400 000 €uros



Contact

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Key Features

Price	400 000 Euros
Status	SOLD
Last updated	13/10/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	122 m ²
Land area	1053 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	6.5 km
Nearest shops	3 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	512.00 Euros
Energy efficiency rating	D (208)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Chalet de Cuip is a little corner of paradise, situated in the middle of an Alpine meadow in the hamlet of Bellecombe, part of the village of St Jean d'Aulps. Surrounded by nature and with a splendid view of the Roc d'Enfer mountain, this semi-detached farmhouse property offers all the creature comforts in a unique mountain environment.

The chalet is cosy and welcoming, with modern touches and plenty of authentic charm. Spread over two floors, the chalet comprises the following:

Garden level : an entrance hall, a kitchen with dining area, two good sized double bedrooms, a bathroom, a shower room and a separate WC.

First floor : A large triple aspect living area with wood burning stove and beautiful views from the sunny balcony, two double bedrooms

Attic: A large, unconverted barn with good height and exposed beams, ideal for converting into additional living accommodation with the appropriate permissions.

Outside, in addition to the first floor balcony, there are two super terraces, one east facing, one west facing. The property sits on a plot of over 1000m², with plenty of space for children to run off some energy or for simply relaxing and enjoying the sound of the rushing stream and the birds tweeting! The views across the valley to the Roc d'Enfer are wonderful. There is also a handy cellar for the storage of garden tools and furniture.

The property is situated in the middle of a meadow, and as such has no access by paved road. There is a farm track, with access right up to the property in the summer months. In the winter, there is designated parking available at the top of the farm track, approximately 200m from the property, or you can clear the track of snow to access the property year-round.

There is plenty of scope to add value by converting the top floor barn into living accommodation, which will require insulation of the roof. There is space to create two large double bedrooms. Most of the windows are double glazed,

and the property is on a functioning septic tank, which will require upgrades in the future to meet current norms.

















