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# Chalet Aigle

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

**745 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	745 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/12/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Land area</b>	1007 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	1316.00 Euros
<b>Energy efficiency rating</b>	E (268)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Aigle is a very generously proportioned chalet, situated on a secluded plot, within easy walking distance of the centre of St Jean d'Aulps village. The chalet's origins date to the early 1990s, but the property has been more than doubled in size, with the addition of a very substantial extension, in 2008.

The chalet is situated on the edge of the hamlet of Moulin de la Perry, around 10 minutes' walk from the centre of St Jean d'Aulps. It is the last house in the hamlet, and as such, has a very private and secluded feel. The plot is a lovely size, with ample off-street parking, and a very attractive mature garden with a large outdoor terrace. Beyond the property boundaries is a babbling stream and a protective screen of trees, giving this outdoor space a totally relaxing ambiance and a feeling of tranquillity.

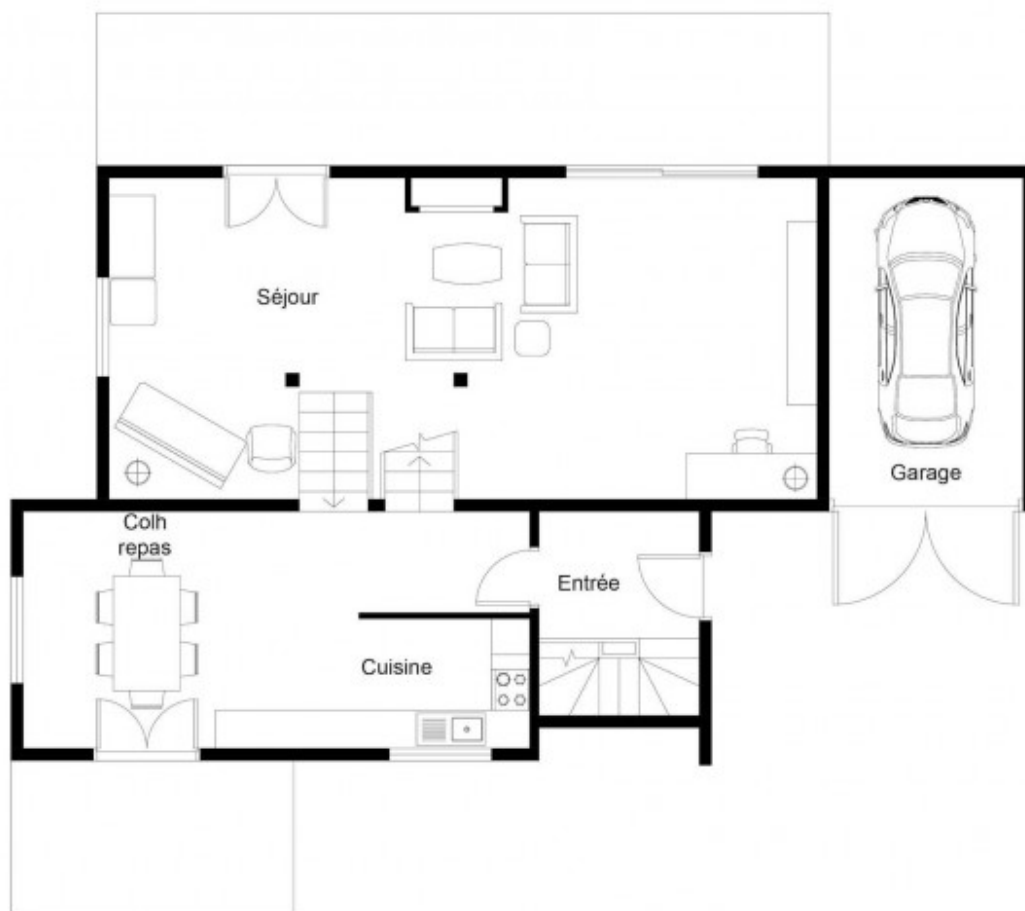
Inside, the property has an entrance hall to welcome you in, which leads through to the kitchen/dining room. The kitchen is in excellent condition and equipped with the usual mod cons, and the dining area is large enough for all the family. Steps lead down to the fantastic lounge, which is a really super size; there is more than enough room for everyone to spread out and relax in front of the open fire. Patio doors lead out onto the superb terrace and straight into the garden.

Upstairs, spread over two floors, are a total of 4 bedrooms and 4 bathrooms, two of which are en-suite. All of the bedrooms are of a good size, in particular the two overlooking the garden which are really generously proportioned, with super head-height. You will be very comfortable in these spacious surroundings, with one bathroom per bedroom.

Downstairs in the basement, there is a guest cloakroom, as well as a large laundry room, housing the washing machine and hot water tank, as well as ample storage for linen, pantry items etc. There is also excellent storage outside, in the form of a large garage, and an additional cellar with full head height, of around 20m<sup>2</sup>. There is plenty of secure, dry space for all your sporting equipment, tools, garden furniture and workshop station. There is also ample hard standing for off-street parking.

The garden itself is very pretty and has been carefully landscaped, with tiered levels running down towards the delightful stream at the bottom of the garden. There is a super terrace with a 6 person jacuzzi, perfect for appreciating the twinkly stars with a glass of bubbly on a crisp winter's night.

The chalet is sold fully furnished, meaning you can move straight in and enjoy from day 1! So please don't hesitate, drop us a line and we'd be delighted to take you on a tour of this simply delightful property!



REZ DE CHAUSSEE



ETAGE +2.40m

























