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# Chalet Shufu

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

**1 250 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	1 250 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	29/11/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	8
<b>Bathrooms</b>	7
<b>Floor area</b>	242 m²
<b>Land area</b>	2628 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	2.8 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (199)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Shufu, meaning a feeling of comfort and well-being, describes this superb property to a T. It is a chalet of the most generous proportions and is set amongst beautiful gardens, enjoying private river access and wonderful views, as well as plenty of sunshine all year long.

The main chalet is laid out over 3 floors, and in addition to the main chalet, there is an independent 35m2 double garage and a separate guest chalet. The set-up offers flexible accommodation and plenty of space for all your family's needs, as well as the opportunity for a healthy rental income.

The chalet is entered on the ground floor via a practical vestibule for hanging up your coats and swapping your ski boots for your slippers. Moving through to the entrance hall, the east wing of this floor houses a self-contained 2 bedroom, 1 bathroom apartment. Originally configured as a double bedroom, single bedroom, kitchen/lounge and bathroom, the kitchen has been removed and is now an additional bedroom. This apartment also has its own private entrance.

The west wing of this floor houses a family suite of double bedroom, bunk room and bathroom, as well as a TV den and a practical laundry room.

Moving upstairs to the middle floor, the space is dedicated to dining and relaxation, with a fully fitted kitchen with all the usual mod cons, a separate dining area, and a bar for your own in-house après-ski. The lounge area has a welcoming fireplace for cosy nights in, and big patio doors to the balconies and terraces for making the most of the outdoors. A handy office for when you need to work from home, and a guest WC complete this floor.

On the top floor, there are 4 generous double bedrooms off a central landing, each with their own en-suite bathroom. Two of the bedrooms also enjoy a south-facing balcony.

In addition to the main chalet, there is a separate guest chalet, comprising a living area with kitchenette, a bathroom, and a mezzanine bedroom. Completing the property is a large double garage, part of which has been converted into a practical ski and boot room.

[Guest chalet virtual tour](#)

Saving the best until last, the garden is an absolute delight! There are three patios dotted around the property, two for the chalet and one for the mazot, each enjoying the sublime views. The plot measures over 2500m<sup>2</sup> in total, and is beautifully landscaped with lawns and mature shrubs and bushes. Adults and children alike will be absolutely enchanted by the secret garden path meandering down to the river, to a magical secluded cove where you can paddle your feet or take a refreshing dip and relax to the soothing sounds of running water as you take in the surrounding views. If a winter wonderland is more your idea of paradise, what better way to enjoy the seasonal surroundings than from the barrel sauna? Installed in the garden, you can gaze out onto the snowy landscape from the sauna's snug warmth as those aches and pains melt away.

On a practical note, there is ample parking for several cars, with hard standing to both the front and rear of the chalet. The property is an easy 5 minute stroll to the village centre, where you will find a selection of shops, bars and restaurants as well as a post office, doctor's surgery and pharmacy. The ski bus stop is practically on the doorstep, with the nearest skiing is under 5 minutes' drive away. The international resort of Morzine 10 minutes' away, and Geneva airport around 75 minutes. The property also enjoys an established rental history, and could generate a healthy income for a future owner.

Chalet Shufu is a chalet not to be missed, don't hesitate to get in touch with us for more information!













