



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

Web: www.alpine-property.com

Chalet Chamois

La Baume, St Jean d'Aulps & Vallée, Portes Du Soleil

495 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	495 000 Euros
Status	SOLD
Last updated	30/01/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Baume
Bedrooms	3
Bathrooms	3
Land area	592 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	11 km
Nearest shops	8.5 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	D (212)
CO2 emissions	D (34)
Agency fees	Paid by the seller

Property Description

Chalet Chamois is a simply lovely property, situated in the village of la Baume, within easy striking distance of the major Portes du Soleil ski resorts of Morzine, Les Gets and Chatel. Located close to the centre of this typically Savoyard village, the chalet sits on a plot of almost 600m2, and is in a quiet location.

The chalet was built in the mid 2000's by a reputable local builder. The quality of the workmanship is excellent and the carpentry throughout is second-to-none. The chalet has been maintained in pristine condition since its construction. The property is split over 3 levels, with the main entrance on the middle floor.

Opening the front door, the welcoming hallway leads through to the open-plan kitchen with dining area and lounge. The kitchen has been hand-crafted in solid wood and is equipped with the usual mod cons. Adjacent to the kitchen is the family dining area, and the cosy seating area surrounds the focal point of the wood-burning stove. Sliding doors lead on to the large, sunny terrace. Fully enclosed, the terrace is both pet and child friendly, and offers a sunny and spacious area for quiet relaxation or al-fresco dining with the family.

The middle floor is also equipped with a shower room with vanity unit, and a handy separate WC completes this floor. Stairs lead from the entrance hall (with built in storage) down to the lower ground floor, and up to the top floor. The lower floor houses the large integral garage, and a very spacious laundry room, a boiler room, and excellent storage. There is some scope for conversion into additional living accommodation for a home office, games room or similar, and the laundry room is equipped with a basic kitchen..

Upstairs on the top floor, there are three double bedrooms, and a family bathroom. All 3 bedrooms are nice sized doubles, and with good head height under the sloping ceilings. The master bedroom has an en-suite shower room, and the family bathroom is equipped with bathtub, shower, vanity unit and WC .

Outside, in addition to the enclosed terrace, there is parking for 3 - 4 cars, and mature shrubs and bushes providing natural privacy screening around the property. The chalet is close to the village centre of la Baume, with the nearest bar/restaurant in le Jotty, (3km) or le Biot (5km). In St Jean d'Aulps, under 10 minutes away, you will find all the amenities you need (shops, bars and restaurants awe well as a pharmacy, doctors surgery and post office). The nearest skiing is around 10 minutes' drive away, and the well-known resort of Morzine is approximately 15 minutes away. Lake Geneva and all the summer activities that the lakeside offers is around 20 minutes away,

and Geneva airport is under 90 minutes by car.











