

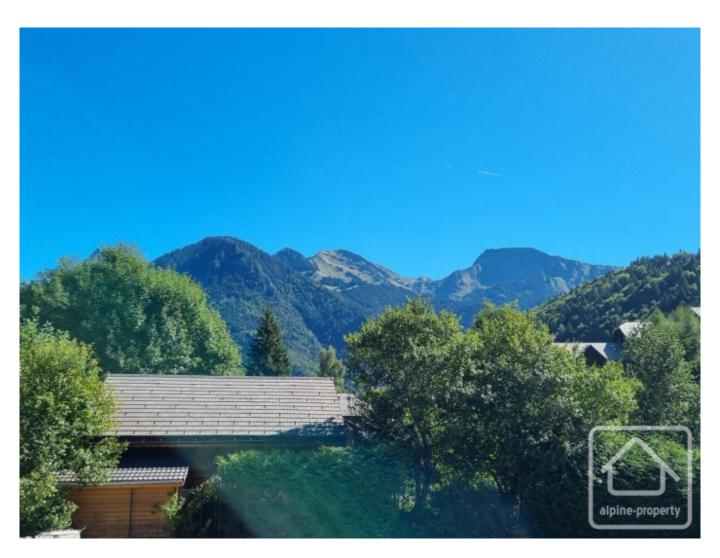
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Appt 1, Chalet Clos Florine**

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

198 500 €uros



### **Contact**

Contact Marie-Anne Denicolo about this property.

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## **Key Features**

Price198 500 €urosStatusFOR SALELast updated08/10/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bathrooms 1

Floor area 33.4 m<sup>2</sup>

**Heating** Electric radiators

**Nearest skiing** 250 m **Nearest shops** 250 m

**Drainage** Mains drains

Number of lots 18
Procédure en cours No
Energy efficiency rating D (260)
CO2 emissions B (8)

**Agency fees** Paid by the seller

# **Property Description**

We present to you "Chalet Clos Florine", a beautifully renovated chalet-style residence comprising 18 high-quality apartments, ideally located just a short walk from the ski slopes and all the amenities of the fabulous Roc d'Enfer resort. Formerly a residential holiday centre, the building has been completely transformed and now offers a selection of modern, stylish apartments ranging from 1 to 4 bedrooms.

On offer is apartment 1, a garden level apartment, measuring 33.4m2 in surface area. It has a double bedroom and an open-plan kitchen and living room and a wonderful outdoor terrace, which is south-east facing and has great views of the surrounding mountains.

#### Layout:

#### **Main Level:**

- Entrance hall leading to a bright, open-plan living area
- Lounge/dining space with French windows doors onto a 41m² east-facing terrace, perfect for outdoor dining and all-day relaxation.
- · Partially equipped fitted kitchen with base and wall units, worktop, hob, extractor, sink, and tap
- One well-proportioned bedroom
- One bathroom with shower, vanity unit, WC and heated towel rail

### Features & Finishes:

- High-quality materials and careful attention to detail throughout
- Parquet flooring in living areas and bedrooms; modern tiling in bathrooms and kitchen
- Contemporary black door furniture, sockets, and switches for a cohesive design
- Highly insulated, with a D energy rating better than the local average
- Kitchen pre-fitted with essential elements, leaving flexibility for personal appliance choice

#### **Residence Amenities:**

Lift serving all levels of the building

Beautifully finished common areas with wood-panelled feature walls and slate-style tiling

#### Each apartment includes:

- Private cave for storage
- Two allocated parking spaces

- Excellent location: walking distance to shops, restaurants, and ski lifts
- Year-round appeal with easy access to hiking, biking, and winter sports

### Delivery Ready - Viewings Now Available

This is a rare opportunity to own a brand-new, move-in-ready property in a sought-after dual-season resort. Whether you're looking for a holiday home, rental investment, or permanent residence, Apartment 1 at Chalet Clos Florine offers generous space, excellent comfort, and a prime location in the Alps.

Contact us today to arrange a viewing and explore this exceptional apartment for yourself.

The property is covered by the copropriété rules.

