



# 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

## Appt 3, Chalet Clos Florine

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

**355 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

**Tel:** +33 6 08 15 46 54

**Email:** marieanne@alpine-property.com

# Key Features

<b>Price</b>	355 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	57.3 m <sup>2</sup>
<b>Land area</b>	54 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	250 m
<b>Nearest shops</b>	250 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	18
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (179)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	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 3**, a spacious apartment with a fabulous terrace and wonderful mountain views. Situated on the upper ground floor of the residence, this apartment is generously proportioned and is located on the south-east corner of the building. With a total surface area of 57.3m<sup>2</sup>, the apartment offers spacious, light-filled accommodation with two bedrooms and two bathrooms, with a show-stopping outdoor terrace.

### Layout:

#### Main Level:

- Entrance hall leading to a bright, open-plan living area
- Spacious lounge/dining space with French windows doors onto a 54m<sup>2</sup> 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
- Two well-proportioned bedrooms
- One ensuite shower room, a family bathroom with shower and vanity unit, and a separate WC

### 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 C energy rating — significantly 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-paneled 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**

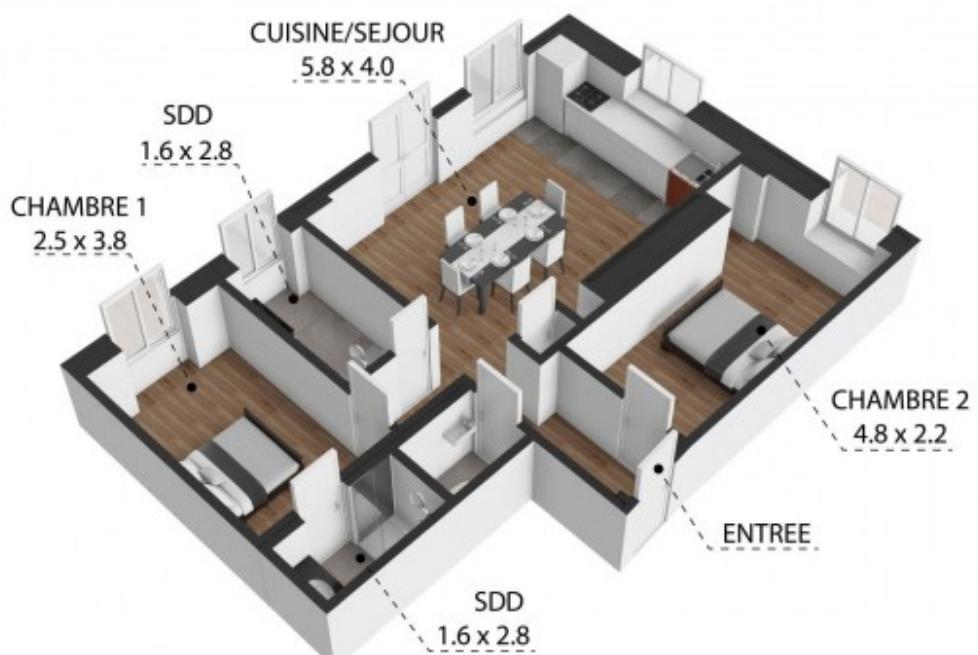
This is a rare opportunity to own a brand-new, move-in-ready property in a sought-after dual-season resort.

Whether you're looking for a holiday home, rental investment, or permanent residence, Apartment 3 at Chalet Clos Florine offers generous space, excellent comfort, and a prime location in the Alps.

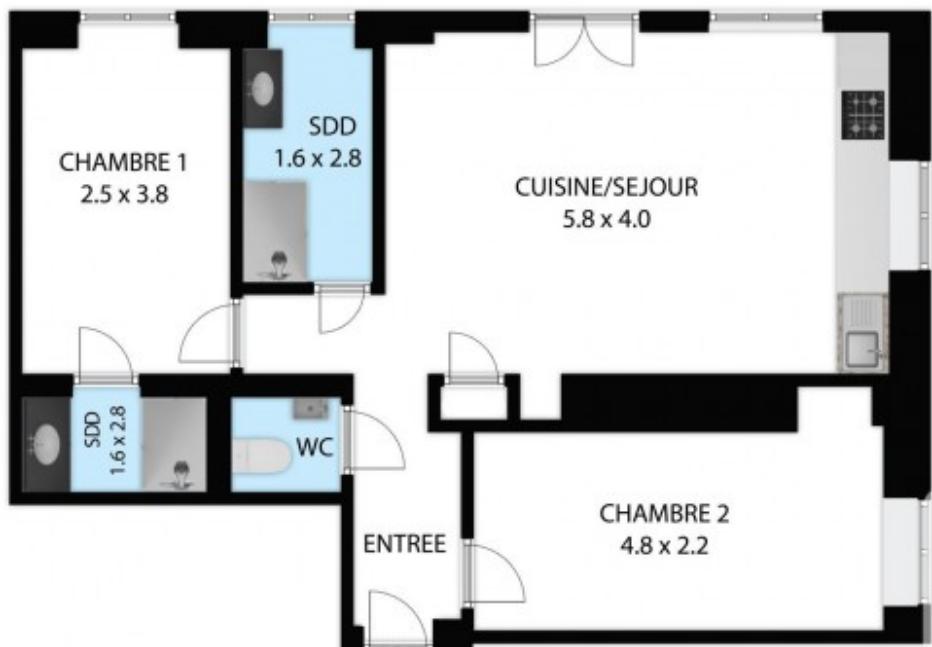
*Contact us today to arrange a viewing and explore this exceptional apartment for yourself.*

The property is covered by the copropriété rules.





Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.



Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.

