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# **Appt 14, Chalet Clos Florine**

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

490 000 €uros



# **Contact**

Contact Marie-Anne Denicolo about this property.

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# **Key Features**

Price490 000 €urosStatusFOR SALELast updated08/10/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bedrooms 3 Bathrooms 2

Floor area 75.5 m<sup>2</sup>

**Heating** Electric radiators

Nearest skiing250 mNearest shops250 m

**Drainage** Mains drains

Number of lots 18
Procédure en cours No
Energy efficiency rating C (171)
CO2 emissions A (4)

**Agency fees** Paid by the seller

# **Property Description**

Welcome to **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 14**, a spacious duplex with a large sunny balcony and mountain views. Situated on the top floor of the residence, this apartment is generously proportioned and is situated in the south-east corner of the building. With a total surface area of 87.3m² (including 75.5m² habitable space and 11.8m² under 1.8m ceiling height), the apartment offers spacious, light-filled accommodation with three double bedrooms and two bathrooms.

### Layout:

### Main Level:

- Entrance hall leading to a bright, open-plan living area
- Spacious lounge/dining space with French windows leading onto a 12m2 south-east-facing balcony
- Partially equipped fitted kitchen with base and wall units, worktop, hob, extractor, sink, and tap
- One double bedroom with en-suite shower room
- Separate WC with wash-hand basin
- L-shaped sunny balcony with fantastic views

# **Upper Level:**

- Two large double bedrooms, each benefiting from excellent natural light and wonderful views
- Family bathroom with over-bath shower, vanity and WC
- Landing with space for storage

#### **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**

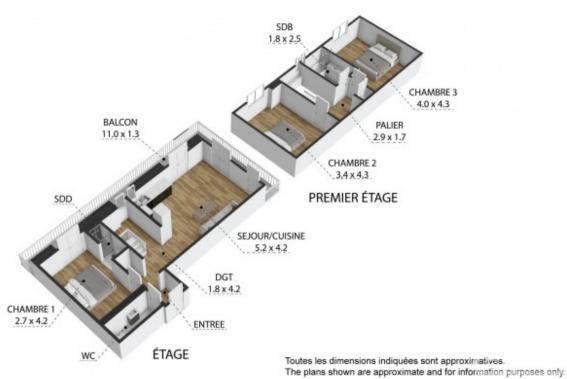
This is a rare opportunity to own a brand-new, move-in-ready property in a sought-after dual-season resort. Whether you're looking for a holiday home, rental investment, or permanent residence, Apartment 14 at Chalet Clos Florine offers generous space, excellent comfort, and a prime location in the Alps.

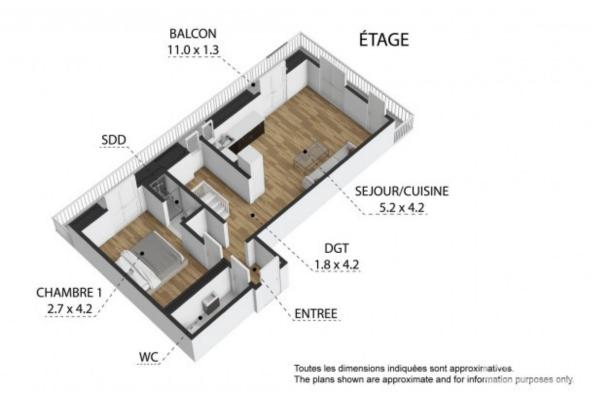
Contact us today to arrange a viewing and explore this exceptional apartment for yourself.

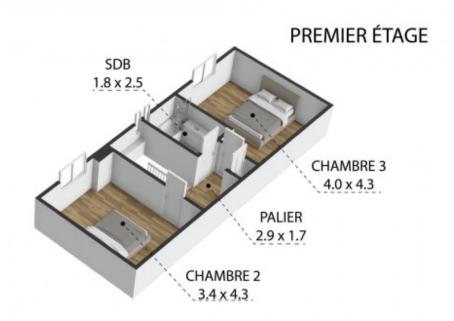
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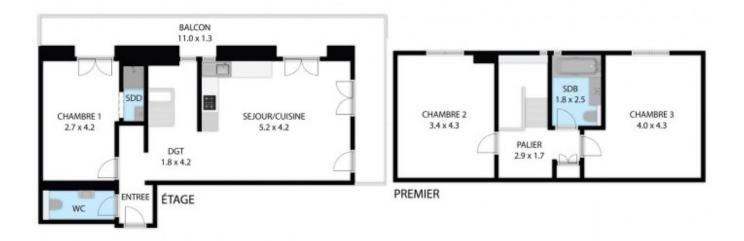






Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.



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