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Chalet Noel

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

850 000 €uros



Contact

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Key Features

Price	850 000 Euros
Status	UNDER CONTRACT
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Land area	900 m ²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	2.6 km
Nearest shops	700 m
Garden	Yes
Garage	Single
Drainage	Septic tank
Taxe foncière	1189.00 Euros
Energy efficiency rating	D (247)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Chalet Noël is a super chalet enjoying a particularly pretty location in the village of St Jean d'Aulps. The chalet is of modern construction (2000) and has been very well maintained. The setting could not be more lovely, with panoramic views all round and not a sound to disturb you other than the distant chiming of bells from the cows grazing in the nearby pastures.

The chalet itself is laid out over 3 floors. The ground floor has an entrance hall with bags of built-in storage, 2 generous double bedrooms each with built-in storage, a bathroom with sauna (perfect for unwinding after a hard day's skiing!), a separate WC, a handy laundry room and a garage with boot room/wine cellar.

Upstairs, the entire floor is open plan. This gives a great feeling of light and space, and really makes the most of the fabulous views. There is an open fire for keeping cosy on the winter nights, and two large, sunny terraces for summer al-fresco dining. The kitchen is well-equipped, and there is space for a substantial dining table, a couple of sofas around the fire, and a separate reading nook.

On the top floor, there are a further two very large double bedrooms, each with built in storage. The free-standing bathtub in the bathroom, situated under the velux window, will allow you to look out at the starry night whilst soaking your aches and pains away. There is also a very large mezzanine area currently used as a den/office, which could equally be used as a fifth bedroom, complete with ensuite bathroom if you wanted to add an element of luxury.

The chalet sits squarely on a mostly flat plot of 900m². There is ample parking for several vehicles, with space left over for a good game of "pétanque". A flat, low-maintenance lawn is there for you to enjoy in the summer without having to spend too much time with the gardening gloves on.

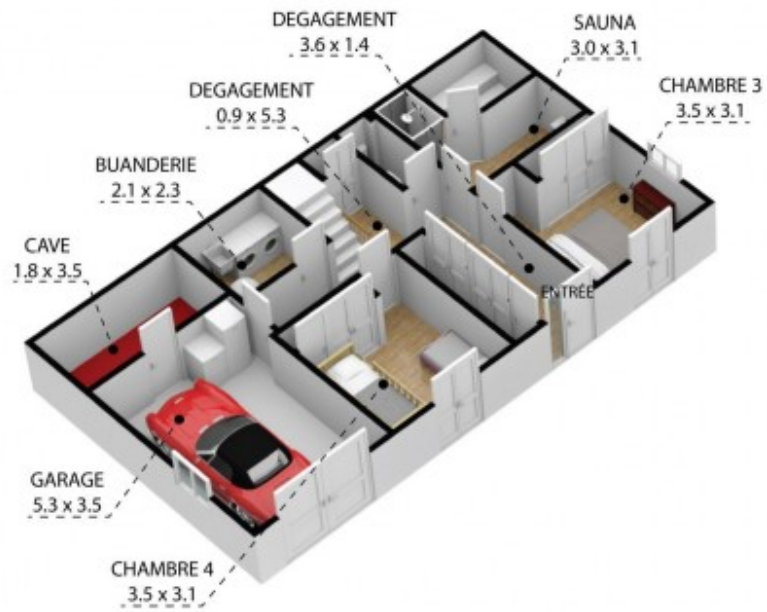
Although surrounded by nature, Chalet Noël is only 5 minutes' walk from the centre of St Jean d'Aulps and all the amenities it offers: boulangerie, supermarket, post office, bars and restaurants to name but a few. The nearest skiing is at the Roc d'Enfer resort, 2.5km and a short bus ride away on the free ski bus. Alternatively, Morzine is

under 10 minutes' drive away, giving full access to every sector of the Portes du Soleil skiing domain.





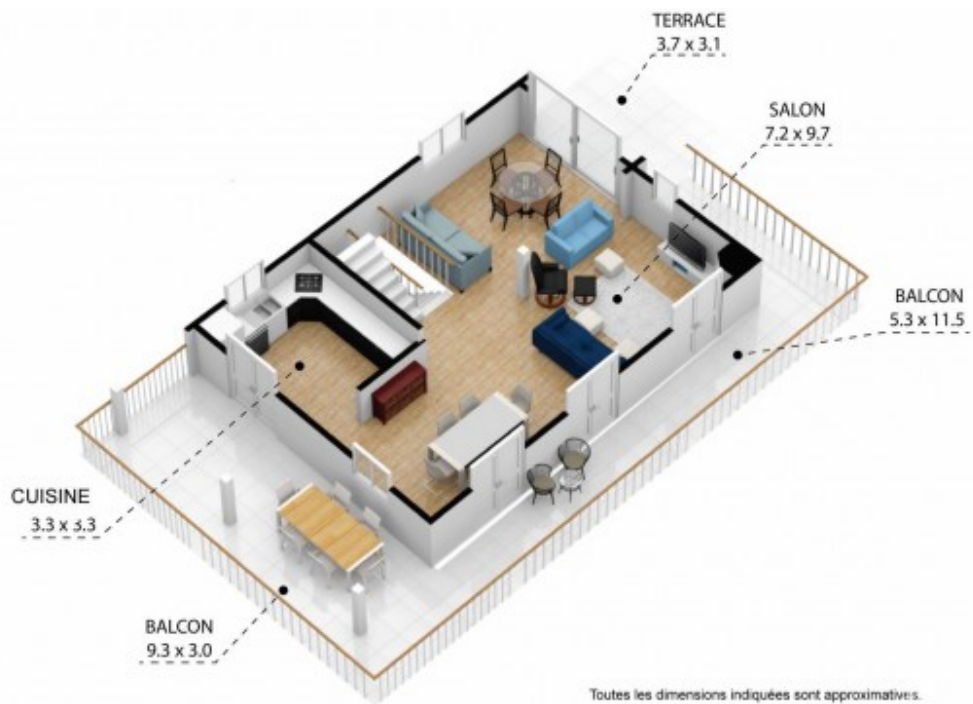




REZ-DE-CHAUSSÉE

Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.



PREMIER ÉTAGE

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DEUXIÈME ÉTAGE

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