

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 Noel

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

850 000 €uros



Contact

Contact Ailsa Bishop about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price 850 000 €uros
Status UNDER CONTRACT

Last updated22/04/2024AreaPortes Du Soleil

Location St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bedrooms4Bathrooms2Land area900 m²DetachedYes

Heating Combined system **Chimney** Enclosed fire

Ski accessSki busNearest skiing2.6 kmNearest shops700 mGardenYesGarageSingleDrainageSeptic tankTaxe foncière1189.00 €uros

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.

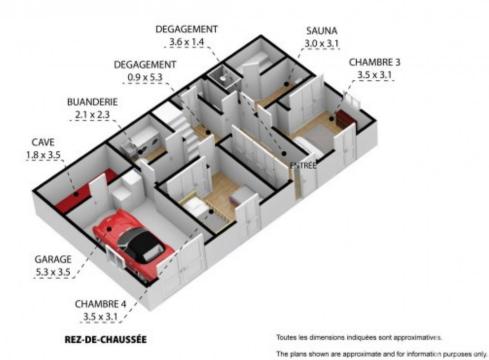
















DEUXIÈME ÉTAGE

Toutes les dimensions indiquées sont approximatives.

The plans shown are approximate and for information purposes only.







