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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 Roc d'Enfer

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

695 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	695 000 Euros
Status	FOR SALE
Last updated	15/01/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Land area	612 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	On piste
Nearest shops	7 km
Garden	Yes
Garage	None
Drainage	Septic tank
Energy efficiency rating	E (313)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

Whether you're an adventure seeker or simply yearning for a unique mountain retreat, prepare to be captivated by this chocolate-box chalet with one heck of a unique selling point! A jewel in the heart of the alpine grandeur, "ski to the door" takes on a whole new meaning! Imagine the joy of gliding effortlessly from your front door to the snow-covered slopes that await you; this seamless connection with the great outdoors makes every day an adventure, ensuring lasting memories and endless enjoyment.

Accessing this enchanting getaway is an adventure in itself. During the winter months, embrace the thrill of hopping on a snowmobile for a swift and exhilarating journey, or cruise to the door on your skis. For the less adventurous, the chalet can be accessed by cable car and on foot. In the summer, a picturesque ascent via the alpine pastures in a sturdy 4x4 vehicle will lead you to your mountain paradise. For those seeking a more sedate arrival, the summer ski-lift offers a door-to-door service, and for a more vigorous approach, a 45 minute hike from the nearest tarmac road will bring you to your door.

Embracing both romance and excitement, this chalet presents a unique opportunity for the new owner. For the past forty years, the property has been cherished as a beloved mountain restaurant – a place where locals and visitors alike have gathered to share stories of the day over a cosy fondue. Surrounded by winter wonderland, the chalet's rustic charm and grandiose surroundings provide the perfect canvas for you to reimagine this space into a warm and welcoming retreat for you and your loved ones. Customize and shape this space to suit your vision, infusing it with your personal touch while maintaining the essence of its alpine history.

To help you envision the possibilities, we have prepared a full 3D tour, allowing you to explore the chalet's interiors and visualise how your dreams can come to life within these walls. The chalet boasts ample space to accommodate your dreams of an alpine lifestyle. With four bedrooms and two bathrooms, there is plenty of room for family and guests. The professionally-equipped kitchen is ready to be the heart of your culinary creations, while the spacious lounge area, complete with a cosy wood-burning stove, invites relaxation and warmth after exhilarating days on the slopes. A legacy from the chalet's days as a former restaurant, a large cellar of around 20m² is perfect to set up your in-house ski workshop or to savour your private wine collection!

Step onto the sprawling 100m² terrace and be greeted by sweeping panoramas that will take your breath away. In the summer, nature unfolds before your eyes, offering an idyllic setting for al fresco dining, entertaining, or simply

basking in the splendour of your surroundings. In the winter, enjoy the excitement of watching the world ski by in, and when night falls, turn it in to your own open-air dance floor under the stars. Party the night away, there is no-one here to hear you! Underneath the terrace, an additional 100m2 covered space awaits your imagination, providing potential for conversion into a solarium and spa to enhance your mountain experience.

Don't miss the chance to claim this extraordinary chalet as your own. Let your dreams take flight in this alpine paradise, where adventure and tranquillity converge to create an unforgettable mountain lifestyle.













