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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

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Chalet des Nants

La Côte d'Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil

1 185 000 €uros



Contact

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Key Features

Price	1 185 000 €uros
Status	SOLD
Last updated	15/01/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Côte d'Arbroz
Bedrooms	4
Bathrooms	3
Floor area	203 m²
Land area	919 m²
Detached	Yes
Heating	Combined system
Chimney	Enclosed fire
Nearest skiing	4.4 km
Nearest shops	6 km
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	730.00 €uros
Energy efficiency rating	E (355)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

Welcome to this lovely alpine chalet, a real gem nestled amidst the beauty of nature. This spacious 4-bedroom, 3-bathroom residence (with a total floor area of 203.51m², of which 163,25m² is habitable space) offers a delightful combination of alpine charm and modern amenities, providing a perfect retreat for those seeking tranquillity and adventure in the heart of the mountains.

Upon entering, you are greeted by a spacious and inviting entrance hall, complete with ample storage for all your outdoor gear. Adjacent is a convenient cloakroom with a WC and wash hand basin, ensuring comfort for your guests. The real showstopper on the first floor is the expansive lounge, adorned with large feature windows that offer the wow-factor, taking in the views of the surrounding forests and panorama of mountain peaks. The vaulted ceiling adds a touch of grandeur to the space, complementing the cosy ambiance created by the open fire, perfect for unwinding after a day on the slopes.

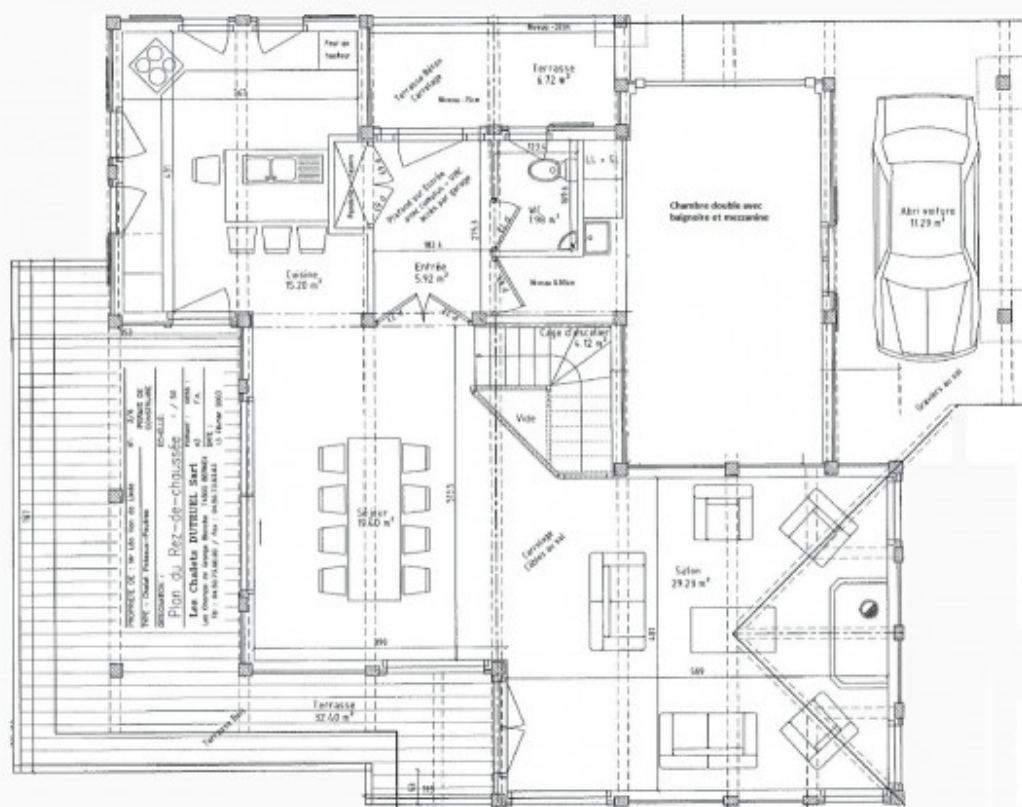
For the chef in the family, the well-equipped fitted kitchen, boasts all the modern conveniences needed to whip up delicious meals for family and friends. Sharing this floor is a super family bedroom suite, comprising a large double bedroom with a feature freestanding bath as a centrepiece, and a mezzanine area ideally suited for accommodating children's slumber.

As you step outside, you'll discover a generously-sized covered west-facing terrace and balcony, offering the perfect setting for al fresco dining or simply soaking in the picturesque scenery while savouring the fresh mountain air. Here, you can immerse yourself in nature, listening to the gentle whispers of the wind through the trees and the harmonious melody of birdsong.

Venturing downstairs to the garden level, you'll find the master bedroom, a true sanctuary with a large ensuite that boasts a luxurious whirlpool bath, a walk-in shower, double sinks, and a separate WC. The private terrace attached to the master bedroom provides a serene space to relax and enjoy the peaceful surroundings. Two additional double bedrooms, a family bathroom, and a separate WC complete the accommodations on this level.

Sitting on a generous 919m2 plot of land, this alpine chalet beckons you to experience the essence of mountain living at its finest. Whether you're an avid skier, a nature enthusiast, or seeking a peaceful retreat, this property offers the perfect haven to make cherished memories with family and friends.





REZ-DE-CHAUSSEE























