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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 Les Onchets

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

668 000 Euros



Contact

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Key Features

Price	668 000 Euros
Status	UNDER CONTRACT
Last updated	22/10/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	5
Bathrooms	3
Floor area	166 m ²
Land area	496 m ²
Detached	Yes
Heating	Heat pump
Chimney	Pellet stove
Nearest skiing	6 km
Nearest shops	2.6 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	438.00 Euros
Energy efficiency rating	B (109)
CO2 emissions	A (3)
Agency fees	Paid by the seller

Property Description

This brand new chalet, completed in 2023, is divided into two separate self-contained dwellings, and offers a wealth of options for holiday use or year-round living. The large double garage is an enormously practical addition, and the location is both peaceful and sunny.

The property is laid out as follows:

Ground floor apartment: Entrance hall, open-plan kitchen with south-facing living room and wood burning stove, 2 double bedrooms, bathroom, WC, store room.

First floor apartment: Entrance hall with built-in storage, open-plan kitchen area (no kitchen supplied) with double height living room, leading on to a south-facing balcony, 2 double bedrooms, bathroom, WC, store room, and stairs to top floor master bedroom with ensuite bathroom.

Attached to the main chalet is a substantial double garage of approximately 40m², ideal not only for protecting your car from the elements, but also for storing all of your winter and summer sports gear.

Outside, there is off street parking for both apartments. The flat roof of the garage would make for a superb terrace for the upstairs apartment, and the downstairs apartment has direct access to the garden, which with the addition of a few shrubs and planters would make a delightful garden space to enjoy a quiet afternoon in the sun or a barbecue with friends.

The property has been built to modern construction norms, including a high level of insulation and an eco-friendly air source heat pump and pellet burning stove, meaning it is not only cheap to run, but also kind to the planet.

The chalet is situated in the sunny hamlet of Les Onchets, around 2km above the village of St Jean d'Aulps. The area is peaceful and quiet, with any number of hikes and winter snowshoe trails straight from your door. The internationally-renowned ski resort of Morzine is under 15 minutes away, and Geneva airport under 90 minutes by

car.













