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Villa Thérèse

Essert Romand, St Jean d'Aulps & Vallée, Portes Du Soleil

1 495 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	1 495 000 €uros
Status	FOR SALE
Last updated	22/05/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	4
Bathrooms	3
Floor area	184 m ²
Land area	893 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	3 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1606.00 €uros
Energy efficiency rating	E (356)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

Built in 1992, this immaculate detached chalet offers a habitable area of 184m², spread over 3 floors. With beautiful landscaped grounds and an outdoor swimming pool, this is a chalet which delivers both inside and out.

As you enter the chalet, you are greeted by a welcoming and spacious entrance hall. The ground floor features an exceptionally large laundry room, a dedicated pump room for the swimming pool, an expansive wine cellar perfect for enthusiasts, a substantial storage room, a spacious boot room ideal for ski gear, and a garage that accommodates one car.

Ascending to the upper floor, you will find a magnificent open-plan lounge. This area boasts a striking stone fireplace with a log store, offering ample seating and a marvellous space for entertaining. The lounge features cathedral ceilings and picture windows that flood the room with light and provide stunning views of the landscaped gardens and infinity pool, along with breathtaking mountain vistas. The fully fitted, open-plan kitchen is equipped with ample Silestone work surfaces, double ovens, and a wine fridge, making it a dream for any culinary enthusiast. The spacious dining area grants access to the terrace, perfect for al fresco dining, with dedicated barbecue area. Additionally, this floor includes a large, versatile room that can serve as a playroom, tv den or study, with direct access to the terrace and garden.

The master suite on this level is a true retreat, featuring a large walk-in dressing room and a newly installed shower room with a walk-in shower, vanity unit, and WC, along with access to the terrace.

Wooden stairs lead to the top floor, where an open staircase brings you to a vast carpeted mezzanine that overlooks the lounge below and provides balcony access. This floor includes a cosy children's bedroom with two single beds, a double bedroom with a Jack & Jill bathroom (complete with shower and WC), and a master guest bedroom with balcony access, an ensuite shower room, and WC.

The exterior of the chalet is just as impressive, with a superb south-facing garden that is beautifully landscaped

and features an infinity pool. An exterior fitted BBQ and a large dining terrace area make outdoor entertaining a delight. The garden is planted with attractive shrubs and trees, and a large sun awning runs the full length of the dining and lounge areas, providing ample shade and comfort.

Located in the village of Essert Romand, and walking distance to the nearest ski bus stop, the chalet enjoys a typically Savoyard village location, whilst being situated under 5 minutes drive from Morzine town and all the sporting and entertainment activities this thriving resort has to offer.

Don't hesitate to contact us for more information, Villa Therese is a one-of-a kind property that will not disappoint!













