



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Babar

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

**695 000 Euros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	695 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	23/05/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	122 m <sup>2</sup>
<b>Land area</b>	634 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.2 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1135.00 Euros
<b>Energy efficiency rating</b>	E (270)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Babar is a delightful family chalet, situated within easy walking distance of the centre of St Jean d'Aulps village. Built in 2003, the property offers comfortable and modern living accommodation, spread over 3 floors. The chalet is laid out as follows:

Garden level: entrance/boot room, large double bedroom with garden access, large family bathroom, tv room with kitchenette.

Ground floor: Main front door, fully fitted kitchen open on to living room with fireplace and dining area, garage fitted with sauna, laundry facilities and workshop area.

Top floor: 3 double bedrooms (2 with balcony), family bathroom.

Out of doors, the garden is perfectly proportioned, with a lawned area as well as numerous terraces. A large covered terrace is the perfect spot for summer barbecues with friends, or the ideal location for your future hot-tub! A babbling brook running along the boundary of the property adds a relaxing soundtrack of running water to the verdant surroundings. On a more practical note, the property also offers ample off-street parking for several vehicles, and a number of weatherproof storage units for garden and sporting equipment, firewood storage etc.

The chalet is situated at the entrance to a cul-de-sac, on a one-way street around 5 minutes' walk from the centre of the village, which offers a supermarket, health centre, 2 bakeries, a pharmacy and a post office, as well as bars, restaurants and cafés. The bus stop for either Morzine or the local ski area of Roc d'Enfer are both within walking distance, and Morzine is under 10 minutes' drive away. The lakeside resorts on the shores of lake Geneva are under half an hour away, and Geneva international airport is under 90 minutes.

This much-loved family home has been beautifully looked after by its current owners, and is in super condition both inside and out. If you are looking for a welcoming and low-maintenance home-from-home, with easy access to all

the activities this wonderful area has to offer, then look no further than Chalet Babar!

























