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# Chalet Aurora

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

**1 250 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	1 250 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	27/11/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Côte d`Arbroz
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	208 m <sup>2</sup>
<b>Land area</b>	4045 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	4.6 km
<b>Nearest shops</b>	6.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (284)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Rarely available in this prime location, this large detached 5-bedroom chalet is a gem. It features a spacious drive, a double garage, and a very large garden with a private paddock, all with a south-facing aspect.

Key features of this well-presented property include off-street secure parking, stunning mountain views to enjoy from the balconies and terraces, and a substantial plot of land, as well as many internal comforts such as the cosy fireplace, fully fitted kitchen and practical storage. Built by a renowned local builder, the chalet sits on a garden area of 1036m<sup>2</sup>, with an additional 3009m<sup>2</sup> paddock. The chalet benefits from double glazing, mains drainage, and electric heating.

Upon entering the chalet, you are welcomed by an entrance hall with a separate WC and cloakroom area. The spacious lounge, featuring an open fireplace, opens out onto the south-facing balcony. Adjacent to the lounge is a spacious dining area, which leads to a large, newly fitted open-plan kitchen.

Wooden stairs take you to the upper floor, where an open landing area currently serves as an office space. This floor includes a large double bedroom with fitted wardrobes and high-volume ceilings, another large double bedroom with high-volume ceilings and balcony access, and a large family bathroom with a WC.

Descending to the lower floor, you will find a hallway leading to a laundry area equipped with a washer/dryer and a hot water tank. This level also features a large double bedroom with a dressing room, a shower room with a WC, and a versatile large room that could be used as a TV room, an additional bedroom, or converted into an independent studio. This room provides access to a large sunny terrace, perfect for summer use, with far-reaching mountain views. Additionally, there are steps from the side of the chalet to access this area. Two more large double bedrooms with fitted wardrobes, and a large family bathroom with a bath, WC, and hand basin, complete this floor.

The exterior of the chalet includes a recently built double garage with a mezzanine area and permission for a carport on the side of the house. The garage has a tiled floor and electricity supply, ideal for keeping not only your vehicle out of the elements, but also for use as a workshop or boot room and ski/bike store. The sweeping drive entrance offers ample parking spaces, making this property most generously proportioned both inside and out.



The plot of land sold with Chalet Aurora is what makes this property really stand out from the crowd. If you are green-fingered, you can potter to your heart's content, or if you are a lover of animals, there is plenty of space for your menagerie to roam. Otherwise simply sit back and enjoy the view of the summer meadow or snowbound landscape!

This handsome chalet and its magnificent plot are not to be missed!

























