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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 Le Culaz

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

1 200 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	1 200 000 €uros
Status	FOR SALE
Last updated	16/09/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	4
Bathrooms	3
Floor area	135 m ²
Land area	1112 m ²
Detached	Yes
Heating	Heat pump
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	4.3 km
Nearest shops	3.9 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

We are delighted to offer for sale this brand-new 4 bedroom, 3 bathroom chalet, constructed to the highest of standards and with excellent eco credentials, available for immediate occupation. The chalet is laid out over two floors, as follows:

Ground floor: entrance hall with WC, spacious open-plan U-shaped fitted kitchen, dining area and lounge with feature fireplace and garden/terrace access, utility room, boot room.

First floor: Master bedroom with balcony, high ceilings and ensuite bathroom, second double bedroom with balcony and ensuite bathroom, 2 further double bedrooms and a family bathroom.

Outside, there is a flat garden of generous proportions, enjoying lovely views, plenty of sunshine, and the sound of the river flowing along the valley floor below. The garden offers scope for future development, with the possibility to construct a double garage, summer kitchen and spa area, or even another dwelling. Concrete foundations have already been laid offering a solid base from which to build upon to bring your ideas into reality.

Expected to achieve an eco-rating of A+, this chalet not only looks the part, it is also low-cost to run and kind to the planet.

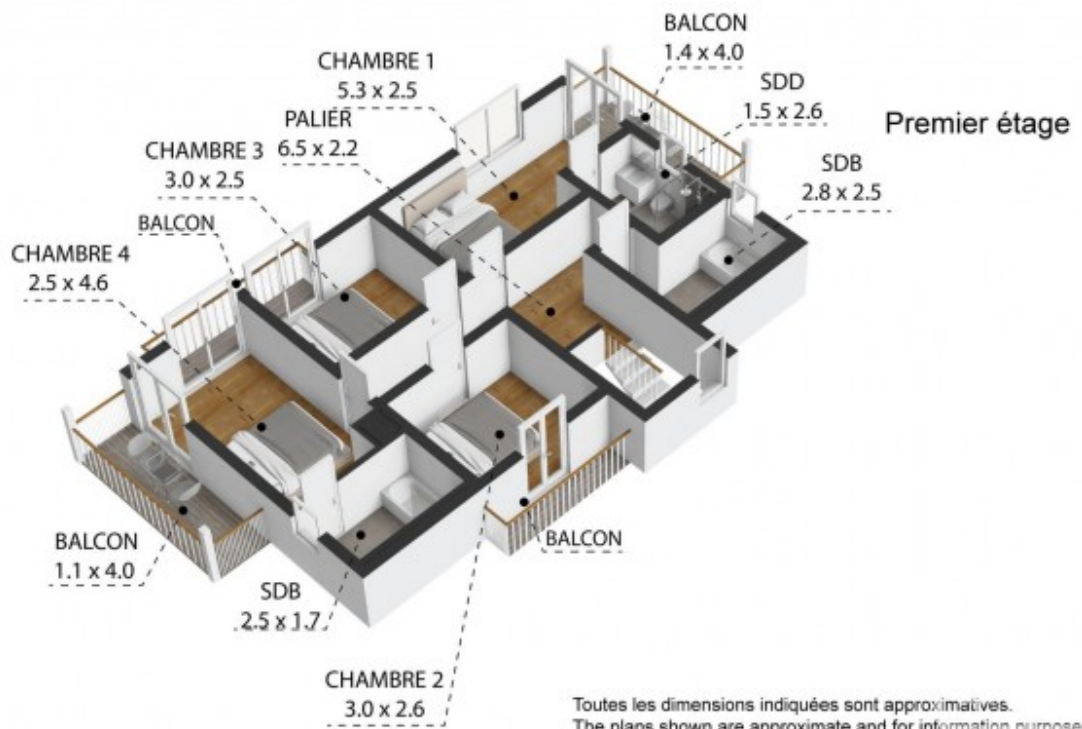
Don't hesitate to contact us for more information for this impressive new property!





Rez-de-Chaussée

Toutes les dimensions indiquées sont approximatives.
 The plans shown are approximate and for information purposes only.



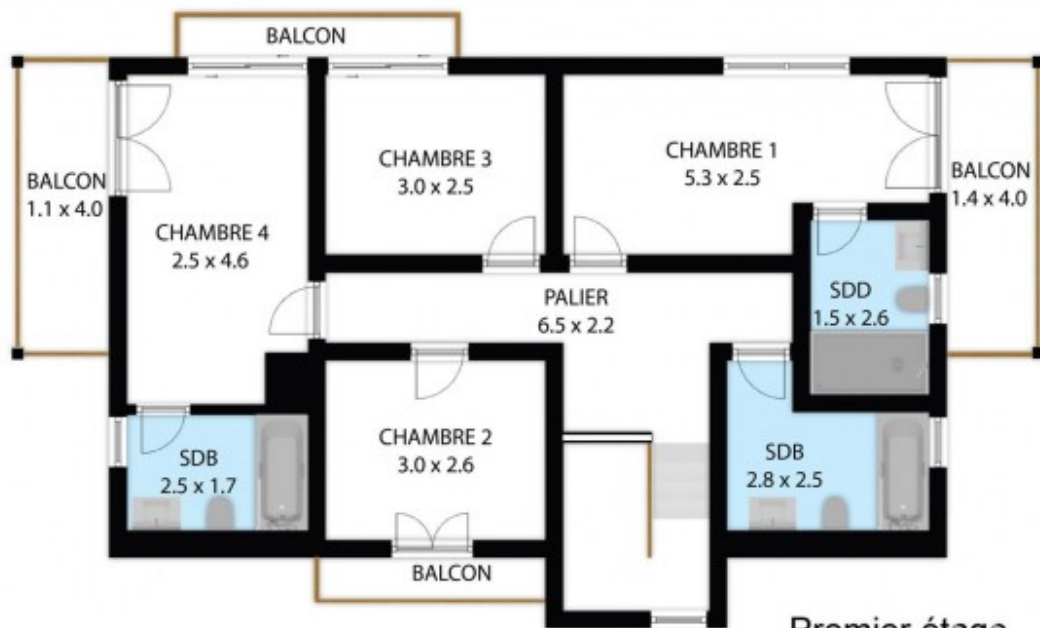
Premier étage

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