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# Chalet Aroca

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

**610 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	610 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	26/07/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Seytroux
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Land area</b>	1100 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	None
<b>Nearest skiing</b>	6.6 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (203)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Aroca enjoys a privileged setting, with the blissful sound of running water providing a soothing soundtrack to the prettiest of surroundings. Located close to the centre of the village of Seytroux, under 10 minutes from Morzine, this 4 bedroom chalet offers a peaceful escape nevertheless close to all the activities this wonderful area has to offer.

The chalet is laid out over two floors, with the front door opening into a spacious entrance hall with space to store your coats, shoes and outerwear. The entrance hall leads through to the fitted kitchen with walk-in pantry, and on to the open plan living space, which is both cosy and modern. Completing the ground floor is a generous double bedroom with en-suite bathroom.

Upstairs, there are 3 double bedrooms, two of which have a west-facing balcony. These bedrooms share a good-sized family bathroom.

Outside, this is where Chalet Aroca really shines! There is a variety of outside terraces and seating areas, allowing you to enjoy every outdoor aspect of the property. A large, flat garden is the perfect spot for children to burn off their energy, and a vegetable plot with garden shed is ideal for those who have green fingers. The setting is simply idyllic!

The property has been recently renovated to improve its eco-credentials and energy efficiency, and the chalet now boasts an air-source heat pump, solar panels, double glazing throughout, and fully insulated walls and roof. It is both cheap to run and kind to the planet.

Just a minute or two away on foot is a bar/restaurant, a mini golf course, a pump track and a basketball court, as well as riverside walks and an unsupervised bathing pool. Morzine is around 10 minutes' drive away, and Geneva International Airport under 90 minutes.



















