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# Chalet des Rocailles

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

**315 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	315 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/11/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Nearest skiing</b>	10 km
<b>Nearest shops</b>	9 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	626.00 Euros
<b>Annual charges</b>	342.48 Euros
<b>Energy efficiency rating</b>	F (498)
<b>CO2 emissions</b>	C (16)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet des Rocailles is a neat 4 bedroom chalet, perched on the top of the “Col du Corbier” pass, at an altitude of 1230m.

The chalet itself was built in 1993 and is laid out as follows:

Ground level: garage/basement with total floor area of approx. 40m2, with scope for partial conversion.

First floor: Open plan living/dining area with kitchenette, double bedroom, bathroom, WC, access to balcony and terrace.

Top floor: 3 double bedrooms with sloped ceilings, bathroom with WC.

The property is south-east facing and has wonderful panoramic 180° views of the surrounding mountain peaks. There is a large south-facing balcony which allows you to enjoy the most of the spectacular views and the sunny orientation of this charming property. To the rear of the property is a sheltered terrace, ideal for summer barbecues or as a small play area for children.

Situated between the bigger resorts of Morzine and Chatel, Chalet des Rocailles has good access to all sectors of the Portes du Soleil. Closer to home, the resort of Drouzin le Mont right here on the doorstep is developing as a “montagne douce” resort (a “soft” resort) offering a variety of alternative winter activities other than downhill skiing. Ideal to entertain both skiers and non-skiers alike, this little resort is perfect for families, with a magic carpet and nursery slope, sledging, and marked snowshoe and ski-touring trails.

In the summer, the resort offers mountain biking (including e-biking), and the Col du Corbier is also a well-known col to road cyclists (often featuring in the Criterium du Dauphiné race). For thirsty riders summiting the col, the restaurant-bar “La Covagne” offers an ideal pit-stop. Likewise in the winter, La Covagne is the place to go for a warming hot chocolate or a relaxing evening meal after a day having fun in the snow. The restaurant also offers a grocery aisle, so if you’ve forgotten the milk or are in need of a fresh baguette, you can pop in and pick up the basics.



Situated a 15 minute drive from the nearest ski slopes, and under 90 minutes from Geneva airport, this little slice of paradise is hot property, so don't hesitate to contact us for a viewing!









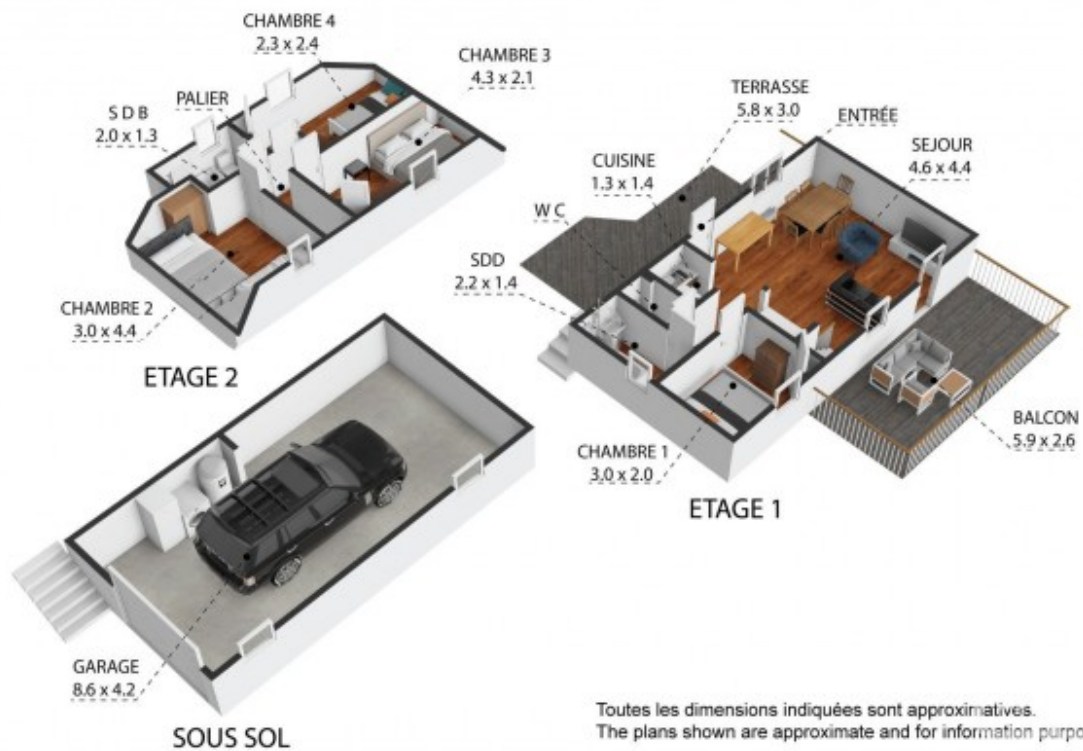




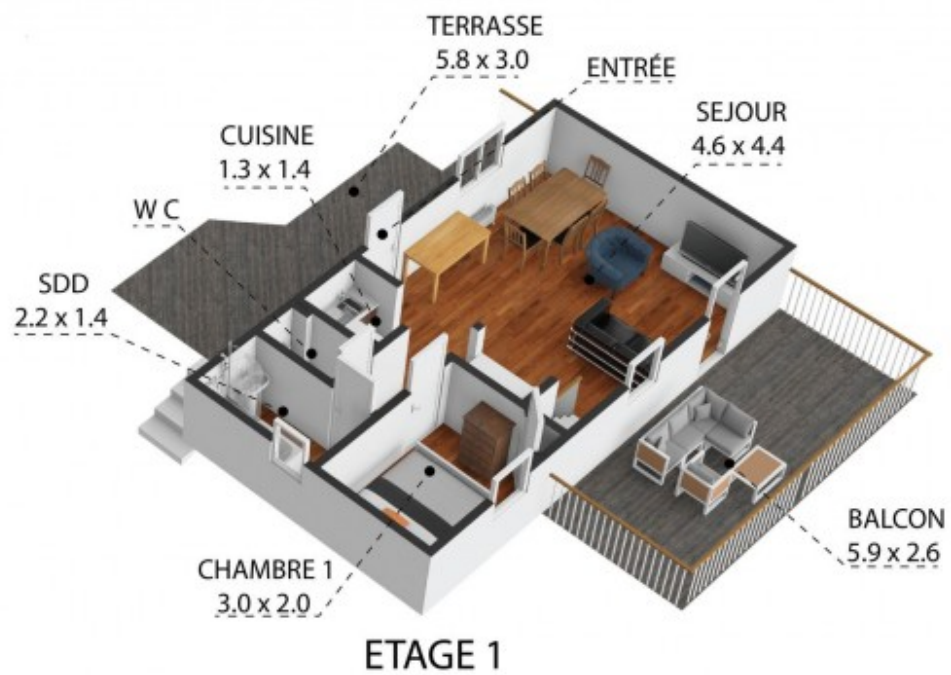












Toutes les dimensions indiquées sont approximatives.  
The plans shown are approximate and for information purposes only.