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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet des Rocailles

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

315 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	315 000 Euros
Status	UNDER CONTRACT
Last updated	14/08/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	4
Bathrooms	2
Detached	Yes
Heating	Electric radiators
Chimney	None
Nearest skiing	10 km
Nearest shops	9 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	626.00 Euros
Annual charges	342.48 Euros
Energy efficiency rating	F (498)
CO2 emissions	C (16)
Agency fees	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!

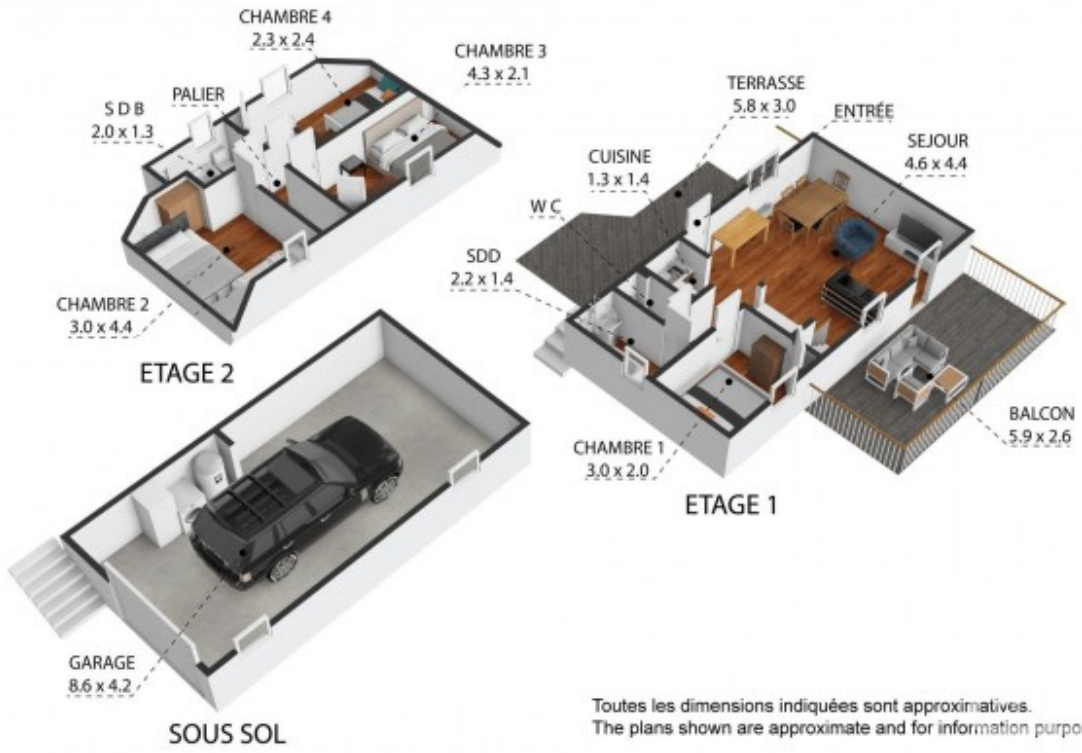








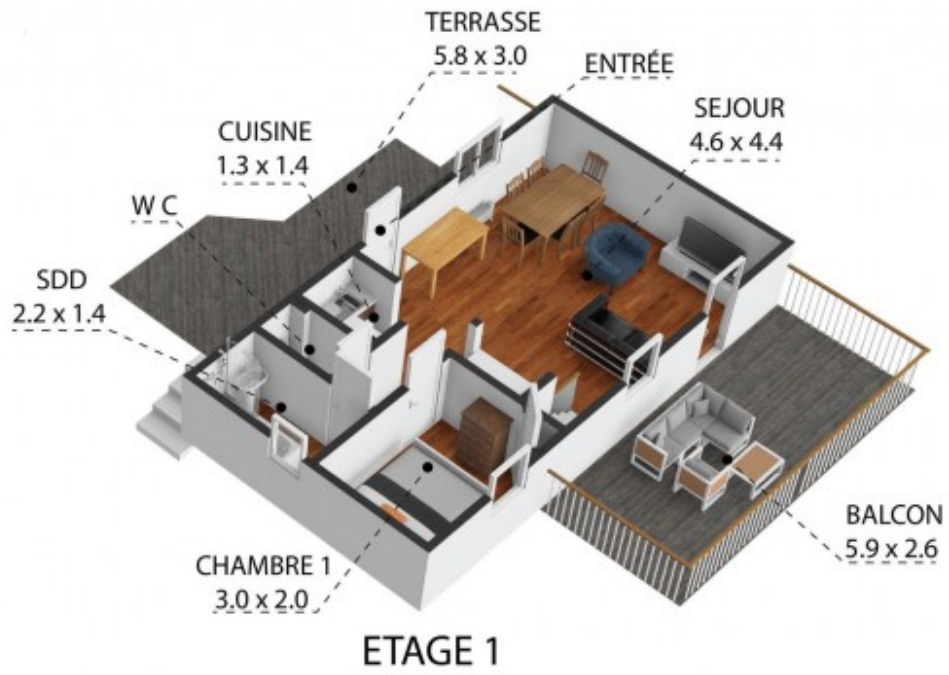




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