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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 Gueret

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

2 250 000 €uros



Contact

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Key Features

Price	2 250 000 €uros
Status	FOR SALE
Last updated	08/10/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	8
Bathrooms	7
Floor area	367 m ²
Land area	1677 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	3 km
Garden	Yes
Garage	None
Drainage	Mains drains
Energy efficiency rating	E (240)
CO2 emissions	E (74)
Agency fees	Paid by the seller

Property Description

It is with great pleasure that we offer Chalet Gueret to the market, a traditional Alpine farmhouse property offering the ultimate in luxury and comfort. Near Morzine and nestled within the extensive and varied Portes du Soleil ski area, Chalet Gueret provides breathtaking views and exceptional amenities for an unforgettable property. Originally an 18th-century farmhouse, Chalet Gueret was meticulously rebuilt to the highest standards in 2000. The new construction retains the traditional style but incorporates 21st-century comforts, creating a wonderfully restorative atmosphere perfect for both skiers and non-skiers alike.

The main living accommodation at Chalet Gueret features six spacious ensuite bedrooms, each with generous proportions, high ceilings, and plenty of natural light. The rooms are furnished with antique and hand-painted pieces, and the chalet's solid construction ensures excellent soundproofing, contributing to a serene and restful atmosphere.

The open-plan living and dining area is both refined and cosy, perfect for unwinding and dining with family and friends. The fully equipped kitchen is ideal for preparing meals, with all the necessary appliances and equipment, including a superb "Lacanche" range cooker, where you can rustle up your own homemade jams and preserves with fruit from the small orchard of established fruit trees. Additional amenities include a sauna/spa treatment room, a TV room with a games room, a log fire, and a boot room to keep your ski gear organized. For those who need extra capacity, a separate library and an extra dining room/study complement the already-generous living space.

Additionally, there is a delightful self-contained two-bedroom apartment, which can be accessed independently, offering the potential of an additional rental income, or live-in accommodation.

Outside, the star of the show is the outdoor swimming pool. With a large terrace to lay out your loungers, it's the perfect spot for chilling out in the summer sun. The pool has an electronically operated cover and a robot cleaner, keeping the pool both safe and clean. The surrounding grounds are meticulously landscaped, with a breakfast terrace, designated area to install a hot tub, and off-street parking for several vehicles. An antique mazot

complements the outside space, adding more storage and echoing the historic roots of this magnificent property. Furthermore, a constructible plot of 600m² is included in the sale. This plot could be redeveloped, perhaps with the addition of a garage, or simply kept as garden to ensure privacy around the property.

Located in the village of Essert Romand, and walking distance to the nearest ski bus stop, the chalet enjoys a typically Savoyard village location, whilst being situated under 5 minutes drive from Morzine town and all the sporting and entertainment activities this thriving resort has to offer.

We invite you to discover the perfect blend of luxury, comfort, and stunning scenery at Chalet Gueret, your ideal retreat in the French Alps!













