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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 Les 3 Flocons

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

640 000 €uros



Contact

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Key Features

Price	640 000 Euros
Status	FOR SALE
Last updated	17/10/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Seytroux
Bedrooms	4
Bathrooms	1
Floor area	116 m ²
Land area	619 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	7.5 km
Nearest shops	4.9 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	E (285)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

Chalet "les 3 Flocons" is situated in the village of Seytroux, within walking distance of the village centre. In a neighbourhood with a mix of year-round residents and second-home owners, it enjoys a quiet, sunny position and beautiful views.

The chalet was constructed in 2010 by a reputable local builder, and is in perfect condition, meaning you can move right in and start enjoying your new home straight away!

Laid out over three floors, there is a double bedroom, large utility room and garage on the ground floor. The main entrance to the property is on the first floor, which has an entrance hall with cloakroom and separate WC, and an L-shaped open-plan kitchen/living room/dining area with a wood-burning stove. The kitchen is thoughtfully laid out and well-equipped, with gloss white façades and the usual mod-cons.

Upstairs, there are 3 good sized bedrooms, one of which is currently used as a dressing room/office, and a bathroom with shower unit. Balconies off the two larger bedrooms allow you to make the most of the views.

Outside, there is a covered terrace on the south-west side of the chalet, meaning you can enjoy the fabulous views in any weather.

Planning permission has been granted to extend the property on the eastern side, to add a master bedroom with en-suite and dressing room, with a 20m² extension to the living room upstairs. The planning permission can be transferred to the new owners.

The chalet is around 5 minutes' walk from the village centre, on a quiet cul-de-sac. You can enjoy wonderful walks from the front door, with the amenities of St Jean d'Aulps and Morzine just a short drive away. Lake Geneva is under half an hour away with its multitude of lakeside resorts, and Geneva Airport is around 75 minutes away.













