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# Chalet Le Jotty

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

**195 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	195 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/11/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Vernaz
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Land area</b>	532 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Nearest skiing</b>	11.8 km
<b>Nearest shops</b>	9.4 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	290.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This charming 2 bedroom chalet is located mid-way between the shores of Lake Geneva and the internationally renowned ski resorts of the Portes du Soleil. The nearest major ski slopes and the closest lakeside beaches are each around 20 minutes' drive away. The property is situated in the hamlet of le Jotty, home to the famous "Pont du Diable" river gorge, a popular tourist attraction. This allows for very easy access to all of the activities of the area in both summer and winter, but note that the property sits right on the main road linking Morzine to Thonon and Lake Geneva.

The chalet was entirely renovated in 2010, with the bathroom even more recently refurbished, and the chalet is in great condition throughout. Although relatively small, it is very charming! Entering by the front door, at garden level, the property opens straight into the main living area. The living area is open-plan, with dining area, and kitchen to the rear. Completing this floor is the modern bathroom, with large walk-in shower, vanity unit and WC. Upstairs, removable steps lead to the mezzanine floor. This area is limited in head height, but offers a large surface area, creating a comfortable double bedroom. Downstairs, completing the property is a very spacious double bedroom with tiled floor.

Outside, there is a good sized garden, which is flat and mostly laid to lawn. With a bit of thought and attention, this outside space could be transformed into a lovely garden with a patio or terrace, veggie patch or greenhouse. The land is in a constructible zone, so a garden shed or more substantial construction would not be out of the question. Completing the property is a walk-in storage unit with roller shutter. Note that this store-room is located a street level, close to passing traffic.

In the immediate area, there is a café, bar and restaurant, with more substantial amenities either 10 minutes away in St Jean d'Aulps, or 20 minute away in Thonon. Geneva International Airport is around an hour away.





























