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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 Laydevant

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

590 000 €uros



Contact

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Key Features

Price	590 000 Euros
Status	UNDER CONTRACT
Last updated	28/11/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	2
Bathrooms	1
Land area	612 m ²
Detached	Yes
Heating	Electric radiators
Chimney	None
Ski access	Ski bus
Nearest skiing	3.5 km
Nearest shops	3 km
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	234.00 Euros
Energy efficiency rating	E (389)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

This lovely farmhouse property is located in the village of Essert Romand, just a couple of minutes' drive away from the buzzing Alpine resort of Morzine-Avoriaz. The property dates back to 1841, as proudly attested to by the traditional keystone over the front door. Lovingly maintained inside and out, the property is in super condition, and is laid out as follows:

Ground floor: Kitchen-living room, large double bedroom, second double bedroom, bathroom, WC, walk-in cellar, and entrance hall.

First floor: Barn for conversion.

The larger of the downstairs double bedrooms could easily be divided into two bedrooms, with the simple erection of a partition wall. The walk-in cellar could also be converted into a bunk room, although note this room does not have a window. The entrance hall does not currently connect with the main house, but this hallway has been created with installation of a future internal staircase connecting both floors in mind.

The roof of the property will require insulation, as well as the walls of the upstairs barn, and appropriate permissions will need to be obtained to convert the barn into additional habitable space.

Outside, there is off-street parking for 2 - 3 vehicles. The garden is well-kept, and the land behind the chalet runs from open fields for sheep and cattle grazing, up to the forested hillsides. It is a tranquil and relaxing vista. Included in the sale is a typical Savoyard mazot, adding more typical authenticity to this already traditional heritage property.

Located on a quiet lane 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.













