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# Chalet Laydevant

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

**590 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	590 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/06/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Land area</b>	612 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	234.00 Euros
<b>Energy efficiency rating</b>	E (389)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	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.



























