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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Cipolin

**La Côte d`Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil**

**1 290 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	1 290 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	27/02/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Côte d`Arbroz
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	144 m <sup>2</sup>
<b>Land area</b>	723 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	4.7 km
<b>Nearest shops</b>	4.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	683.00 €uros
<b>Energy efficiency rating</b>	C (114)
<b>CO2 emissions</b>	A (3)
<b>Agency fees</b>	Paid by the seller

## Property Description

This stunning contemporary chalet, located in the charming village of La Côte-d'Arbroz, offers the perfect balance of modern comfort and alpine charm. Nestled at an altitude of 1200 meters and just 5 kilometres from the bustling ski resort of Morzine, the property provides breathtaking views of the surrounding mountains and easy access to the famous Portes du Soleil ski area.

The chalet offers around 140m<sup>2</sup> of living space, with an additional 42m<sup>2</sup> of ancillary space, spread over three floors. On the ground floor, you'll find a welcoming entrance, a covered garage for two vehicles, and a practical laundry room. The spacious living area on the garden level is ideal for relaxation and entertainment, with large windows that fill the space with natural light. The wood-burning stove provides a welcoming focal point for cosy nights in as the snow flurries fall outside. The bespoke Italian kitchen is a real highlight and speaks to the care and attention that has been put in to the design of this chalet.

The first floor features three well-appointed bedrooms, each with its own en-suite bathroom. Two of the bathrooms are equipped with showers, while the third offers a luxurious bath. The rooms are fitted with air conditioning, ensuring comfort during hot summer nights. This floor also boasts beautiful wooden balconies, a swing chair, and large windows that allow you to enjoy the spectacular views.

The highlight of this chalet is undoubtedly the terrace, spread over two levels, and its impressive 442x236cm swim spa, perfect for relaxing in the summer months. The outdoor space is ideal for both winter and summer enjoyment, with an added touch of luxury.

Situated on a 723m<sup>2</sup> plot, the chalet is designed to make the most of its surroundings, with breathtaking views and outdoor spaces perfect for entertaining or unwinding. In addition to skiing and snowboarding in the winter, outdoor enthusiasts can enjoy a wide range of activities, including hiking, snowshoeing, and ski touring. In the summer, guests can take part in activities such as paragliding, mountain biking, and a variety of water sports from stand-up paddle to water-skiing.

This chalet offers an exceptional opportunity to own a luxurious and peaceful retreat in the French Alps, perfect for both winter and summer activities. It also has an established rental history; contact us for more details!

































