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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 Enzo

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

395 000 €uros



Contact

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Key Features

Price	395 000 Euros
Status	FOR SALE
Last updated	24/03/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	2
Land area	360 m ²
Detached	No
Heating	Oil fired central heating
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	1 km
Garden	Yes
Garage	None
Drainage	Mains drains
Energy efficiency rating	G (432)
CO2 emissions	G (136)
Agency fees	Paid by the seller

Property Description

Located between the village centre and the ski resort of Roc d'Enfer, in the ever-popular area of Saint-Jean-d'Aulps, this charming semi-detached house presents a fantastic opportunity to acquire a property in the beautiful Portes du Soleil region.

With a garden surrounding the property, this home boasts lovely views and a well-proportioned, comfortable layout. The chalet is conveniently located near a ski bus stop and is within walking distance of the ski resort and village centre.

The accommodation comprises:

Garden level: Step into a welcoming porch leading to a spacious open-plan kitchen, dining area, and living room. This bright and airy space features a fireplace, perfect for cosy evenings. This level also includes one bedroom and a bathroom.

First floor: Two additional bedrooms, a shower room, and a landing.

Attic: A loft space offers extra storage or conversion potential.

Basement: A substantial cellar housing the boiler, ideal for storage of all your sporting equipment.

The property sits on a 360m² plot, which is all laid to lawn. The property itself is situated in a constructible zone, meaning the creation of a covered parking area would be feasible. The surrounding land is all non-constructible, preserving both the views and the peace and quiet for the long-term.

The property's energy efficiency rating could be improved with better wall insulation, double glazing, and an alternative heating system. With its 3 bedrooms, 2 bathrooms and open plan kitchen-living space, Chez Enzo offers a comfortable family living accommodation from the get-go.













