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Chalet Clos des Cîmes

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

1 049 000 €uros



Contact

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Key Features

Price	1 049 000 Euros
Status	FOR SALE
Last updated	12/08/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	4
Bathrooms	3
Floor area	162 m²
Land area	170 m²
Detached	Yes
Heating	Heat pump
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	3 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Located in the heart of the charming village of Essert-Romand, just a couple of kilometres from the popular resort of Morzine, this wonderful new build detached chalet offers a unique opportunity to acquire a high-quality property in a sought-after Alpine location. Part of the prestigious Le Clos des Cimes development, currently being built to very high standards by a renowned developer, this chalet boasts a calm and sunny exposure with convenient access to local amenities, including a delightful restaurant and a bus stop providing easy access into Morzine.

This 3/4 bedroom chalet is spread over two levels, designed with fabulous living areas as a focal point:

Ground Floor: Entrance hall, dedicated ski/boot room for your convenience, a fitted open kitchen perfect for modern living and entertaining. The kitchen is equipped with a Cuisinella kitchen including microwave oven, multifunction oven, integrated dishwasher, built-in combined refrigerator, induction hob, and extractor hood. Additionally, there is a spacious dining area and a generous living area that flows seamlessly onto a terrace of 22 sqm, ideal for enjoying the mountain views.

Garden Level: A master bedroom with an ensuite bathroom and full walk-in dressing room, as well as access to a terrace measuring 14m². If more sleeping accommodation is required, the dressing room is large enough to accommodate bunk beds, creating a self-contained family suite. Bedroom 2 is second master suite, also with ensuite bathroom and walk-in dressing area and direct access to the terrace. Bedroom 3 is a well-proportioned double bedroom with built-in wardrobes, and bedroom 4 is a "coin montagne" style children's bunk room (note it does not have a window). This room could alternatively be used as a play area, TV den or home office.

Serving the double bedroom and bunk room is a family bathroom with separate WC, and on a practical note, there is a convenient laundry room.

Outside, there is a garden of 170 sqm, offering ample outdoor space for summer dining or simply admiring the view. Laid to lawn, additional landscaping of the garden is available as an optional extra.

A private garage of 18 sqm for one car, equipped with an electric door, is also supplied, and there is a handy walk-in ski storage room at the entrance to the property, providing secure storage for your equipment.

Constructed to the highest of modern standards, the chalet will benefit from electric roller shutters on external windows and doors, with heating supplied by air-source heat pump, providing underfloor heating in each room and an electric towel rail in the bathrooms. Ventilation is provided by a humidity-controlled mechanical ventilation (VMC) system.

This turn-key new build property offers modern living standards in a prime location in the heart of Essert-Romand, close to Morzine and with excellent links to all parts of the Portes du Soleil ski domain. As well as the usual new-build construction guarantees, this property also offers reduced notary fees associated with new build properties, keeping down the costs of purchase. The chalet also offers excellent rental potential, with the possibility for purchasers to reclaim 20% of the purchase price through the VAT scheme (subject to conditions).















