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# Chalet Champs Marmo

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

**485 000 Euros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	485 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	10/04/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Seytroux
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	106 m²
<b>Land area</b>	1842 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	6 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (364)
<b>CO2 emissions</b>	E (79)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the picturesque village of Seytroux, just 500m from the village centre, this charming detached chalet, "Les Champs Marmo," offers a peaceful retreat in the heart of the Alps. Set on a generous 1,842m² plot of constructible land, this three-level chalet boasts approximately 106m² of living space, along with various annexes and outbuildings.

### Property Overview

- Level 0: Former garage with a boiler room, a shower room, a hallway with a cellar, a workshop, and a wine cellar.
- Level 1: A kitchen, a cosy living room with a fireplace, one bedroom, an office, a shower room, a separate WC, a balcony, and a terrace. Additionally, an annex with an independent entrance and mezzanine provides expansion possibilities.
- Level 2: Three charming attic-style bedrooms, a children's bedroom (with scope to convert to an upstairs bathroom), and a balcony.

### Exterior & Outbuildings

- Detached garage (built in 2005) with a concrete base.
- Double carport with storage shed.
- Spacious parking area.
- Landscaped private garden.

### Construction & Features

Built in 1972, with an extension added in 1998, the chalet combines a concrete base and traditional wood construction with classic tavaillon cladding. The property is connected to mains drainage, with oil-fired central heating & insert fireplace, a tiled roof, double glazing, and wooden/rolling shutters.

### Location & Accessibility

- 13km from Morzine (Portes du Soleil ski area)
- 24km from Thonon-les-Bains (Lac Léman)
- 64km from Geneva Airport
- Ski access: Roc d'Enfer ski area just 10 minutes away



### Sun Exposure & Views

The chalet benefits from a North-East-South exposure, with an East-facing terrace and South-facing windows, ensuring excellent summer sunlight, while winter sun is more limited. The property enjoys unobstructed views and is surrounded by non-developable land, preserving its tranquil alpine charm.

### Condition & Potential

This well-maintained property is perfectly habitable as is, but offers exciting renovation opportunities to modernize the interiors and improve energy efficiency (current DPE rating: E). Updates could include reconfiguring the layout, enlarging the kitchen, and enhancing insulation and heating.

### Why You'll Love It

- Authentic chalet charm with a cosy ambiance
- Annex offers potential for expansion
- Ample parking & practical outbuildings
- Quiet setting with stunning mountain views
- Close to world-class skiing & nature trails

A rare opportunity to own a traditional alpine retreat with renovation potential, in a prime location for both year-round living and holiday escapes.

Interested? Contact us today for more details or to arrange a viewing!

























