



# alpine-property

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## Chalet Sylvie

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

**550 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	550 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	01/12/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	101.8 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.8 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	589.00 €uros
<b>Energy efficiency rating</b>	F (410)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the picturesque village of Essert-Romand, just minutes from Morzine, Chalet Sylvie presents a fantastic opportunity for those seeking a characterful home with modernisation potential. Built approximately 60 years ago, this three-level chalet sits on 730m<sup>2</sup> of land and offers a versatile layout with ample living space.

The ground floor features two bedrooms, a kitchenette, a shower room, and a WC, while the first floor comprises a dining room, a main family kitchen, a shower room, and a WC, leading out to a spacious, sunlit terrace. The ground floor and first floor are independent of each other, with the first floor accessed by an external staircase. The attic level offers two additional bedrooms with storage under the eaves. Though full of charm, the chalet would benefit from updates, including décor, electrics, plumbing, and heating systems, allowing new owners to add their own personal touch.

Externally, the property includes a traditional mazot, a flat garden, and ample off-street parking. With pleasant views and easy access to Morzine by bus or car, this is an ideal retreat for those looking to create their dream Alpine home. Additionally, a local auberge is just a short walk away, adding to the appeal of this charming location.













