

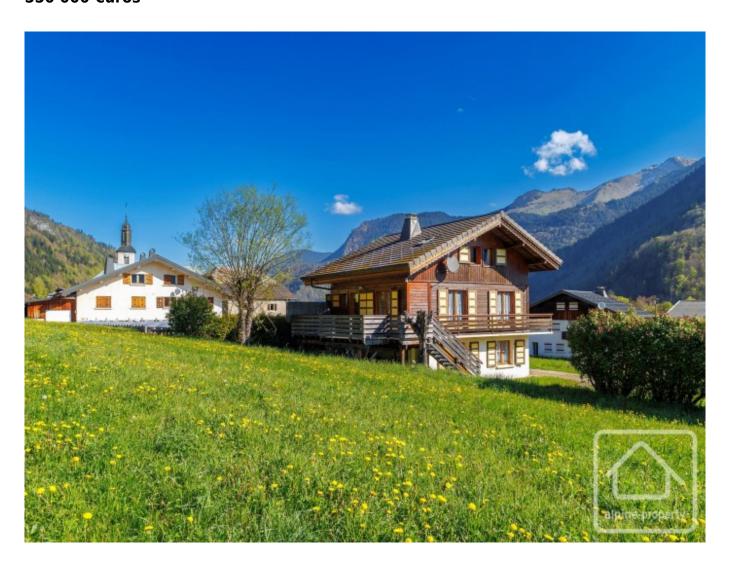
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384 Email: info@alpine-property.com Web: www.alpine-property.com

## **Chalet Sylvie**

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

550 000 €uros



## **Contact**

Contact Ailsa Bishop about this property.

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

Email: ailsa@alpine-property.com

## **Key Features**

Price550 000 €urosStatusFOR SALELast updated08/05/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Essert Romand

Bedrooms 4
Bathrooms 2

Floor area 101.8 m<sup>2</sup>
Petached Yes

**Heating** Electric radiators

Ski accessSki busNearest skiing3.8 kmNearest shops3 kmGardenYesGarageNone

DrainageMains drainsTaxe foncière589.00 €urosEnergy efficiency ratingF (410)CO2 emissionsC (13)

**Agency fees** 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.























