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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 Sylvie

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

550 000 €uros



Contact

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Key Features

Price	550 000 Euros
Status	UNDER CONTRACT
Last updated	02/09/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Essert Romand
Bedrooms	4
Bathrooms	2
Floor area	101.8 m²
Detached	Yes
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	3.8 km
Nearest shops	3 km
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	589.00 Euros
Energy efficiency rating	F (410)
CO2 emissions	C (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 730m² 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.













