



# alpine-property

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## Chalet La Pierre

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

**1 075 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	1 075 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	08/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	143 m <sup>2</sup>
<b>Land area</b>	660 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Geothermal
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	C (156)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	Paid by the seller

## Property Description

Located in the peaceful and increasingly sought-after hamlet of Essert-la-Pierre, just minutes from the bustling heart of Morzine and the Portes du Soleil ski area, Chalet la Pierre offers the perfect balance of modern comfort, tranquility, and Alpine charm. Constructed in 2013 to a high standard and extended in 2024, this detached chalet sits on a 660m<sup>2</sup> plot and is presented in immaculate condition, inside and out.

### Property Overview

Spread across two main floors plus a mezzanine, the chalet features a versatile layout ideal for family living, entertaining, or holiday rental:

#### *Garden Level:*

- Independent self-contained apartment with a fitted kitchen open to the living area, one bedroom, and a shower room with laundry space.
- Additional double bedroom with en-suite shower room and a technical room.
- Two interconnecting cellars, perfect for storage.
- Terrace with access to the garden.

#### *Main Floor :*

- Entrance hall with built-in storage.
- Open-plan kitchen, dining area, and a cosy living room with a wood-burning stove.
- One double bedroom, shower room, and separate WC with laundry space.
- Access to a sunny terrace and balcony with stunning views.

#### *Mezzanine:*

Office space, TV den or sleeping area with room for two beds.

### Exterior Features

Carport, shared parking area, and two terraces for outdoor dining and relaxation.  
Low-maintenance landscaped garden surrounding the chalet.

## **Construction & Technical Details**

Solid concrete base with attractive natural stone cladding and wooden upper level.

Insulated metal roof, double glazing, and geothermal underfloor heating.

Wood-burning stove for added ambiance.

Connected to mains drainage.

DPE energy rating: C – efficient and eco-conscious.

## **Location & Accessibility**

Quiet position on a small communal road, just 3km from the centre of Saint-Jean-d'Aulps, 5km from Morzine, and 5km from ski lifts.

2km to the nearest supermarket, 27km to Thonon-les-Bains, and 68km to Geneva Airport.

Orientation: Southwest, offering superb sun exposure and uninterrupted panoramic views.

## **Condition & Potential**

This is a turnkey property with no renovation required. Thoughtfully designed for flexible use, the independent apartment can be used for guests, rental income, or integrated into the main home. The mezzanine offers further potential for additional sleeping space, and the layout allows for easy modifications to create a fourth bedroom if desired.

## **Why You'll Love It**

- Modern construction with Alpine character
- Bathed in sunlight with exceptional views
- Quiet, scenic setting just minutes from amenities and ski resorts
- Flexible layout with storage for sports and garden equipment
- Energy-efficient and low-maintenance

Contact us today to arrange your viewing – Chalet la Pierre won't stay on the market for long!













