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# Chalet Bellecombe

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

**685 000 Euros**



## Contact

Contact **Geraldine Vicari** about this property.

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# Key Features

|                                 |                          |
|---------------------------------|--------------------------|
| <b>Price</b>                    | 685 000 Euros            |
| <b>Status</b>                   | FOR SALE                 |
| <b>Last updated</b>             | 22/01/2026               |
| <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>                | 2                        |
| <b>Floor area</b>               | 216 m²                   |
| <b>Land area</b>                | 1782 m²                  |
| <b>Detached</b>                 | Yes                      |
| <b>Heating</b>                  | Electric radiators       |
| <b>Chimney</b>                  | Wood burning stove       |
| <b>Nearest skiing</b>           | 6 km                     |
| <b>Nearest shops</b>            | 3 km                     |
| <b>Garden</b>                   | Yes                      |
| <b>Garage</b>                   | Double                   |
| <b>Drainage</b>                 | Septic tank              |
| <b>Energy efficiency rating</b> | E (333)                  |
| <b>CO2 emissions</b>            | B (10)                   |
| <b>Agency fees</b>              | Paid by the seller       |

## Property Description

Set in a peaceful, leafy location just 5 minutes from the centre of Saint-Jean-d'Aulps and under 10 minutes from the Roc d'Enfer ski area, this traditional chalet offers 216 m² of floor space across two levels, on a spacious 833 m² plot, plus additional non-adjacent land. With a south-west orientation and spectacular views of the Roc d'Enfer, it's an ideal alpine retreat or year-round residence with scope to personalise.

**Main Floor** – A brand new fully fitted and equipped kitchen opens onto a welcoming living room with a wood-burning stove. The space flows out to a large terrace with uninterrupted views over the surrounding mountains and forest. This level also includes a double bedroom with walk-in dressing room, a family bathroom, and a separate WC.

**Garden Level** – A second kitchen, double bedroom and family bathroom create a fully independent living space—perfect for guests or holiday rentals. There's also a laundry and cellar on this level. An internal service door leads through to the twin garages, perfect for hobbies, storage, or conversion to additional living space.

**Upper Floor** – A third bedroom tucked under the eaves offers a quiet, intimate retreat, ideal for a cosy sleeping area or home office.

### Technical Features:

- Heating: wood-burning stove and individual electric radiators
- Windows: wooden frames, double glazed
- Roof: good condition
- Wastewater: individual septic system

### Outbuildings & Parking:

- Three garages: one converted into a games room, another into a workshop
- Wine cellar/storage room accessible from the interior
- Off-street parking for 2-3 vehicles

The chalet sits in an unoverlooked garden with wide-open views and exceptional peace and quiet—ideal for those

seeking a slower pace of life, close to the mountains but not isolated.

### Highlights

Quiet and scenic location

Large south-west-facing garden

Beautiful mountain views

Independent guest space

Good overall condition

A rare opportunity to acquire a spacious property in a peaceful hamlet with both character and flexibility.

























