



# alpine-property

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 Bellecombe

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

**685 000 €uros**



## Contact

Contact **Geraldine Vicari** about this property.

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# Key Features

<b>Price</b>	685 000 €uros
<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 m <sup>2</sup>
<b>Land area</b>	1782 m <sup>2</sup>
<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 m<sup>2</sup> of floor space across two levels, on a spacious 833 m<sup>2</sup> 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.













