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Chalet Bellecombe

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

685 000 Euros



Contact

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Key Features

| | |
|---------------------------------|--------------------------|
| Price | 685 000 Euros |
| Status | FOR SALE |
| Last updated | 13/08/2025 |
| Area | Portes Du Soleil |
| Location | St Jean d'Aulps & Vallée |
| Village | Saint Jean d'Aulps |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Floor area | 216 m² |
| Land area | 1782 m² |
| Detached | Yes |
| Heating | Electric radiators |
| Chimney | Wood burning stove |
| Nearest skiing | 6 km |
| Nearest shops | 3 km |
| Garden | Yes |
| Garage | Double |
| Drainage | Septic tank |
| Energy efficiency rating | E (333) |
| CO2 emissions | B (10) |
| Agency fees | 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.













