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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**

Price685 000 €urosStatusFOR SALELast updated24/10/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bedrooms3Bathrooms2Floor area216 m²Land area1782 m²DetachedYes

**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  $m^2$  of floor space across two levels, on a spacious 833  $m^2$  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  $\frac{2}{2}$ 

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.























