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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

Price	685 000 €uros
Status	FOR SALE
Last updated	22/01/2026
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	2
Floor area	216 m ²
Land area	1782 m ²
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.













