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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Clos des Cimes

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

**697 000 Euros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

**Tel:** +33 6 08 15 46 54

**Email:** [marieanne@alpine-property.com](mailto:marieanne@alpine-property.com)

# Key Features

<b>Price</b>	697 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	25/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	116.6 m²
<b>Land area</b>	81 m²
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	10
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Set within the peaceful alpine village of Essert-Romand, just minutes from Morzine and Les Gets, this beautifully designed three-bedroom duplex apartment, with additional coin montagne, offers the perfect blend of contemporary comfort and mountain charm.

Located on the first floor of a residence of just 10 properties, the apartment spans 116.00 m² of living space across two levels offering exceptional light and space.

**On the upper floor**, a generous open-plan living room and kitchen (33.9 m²) is ideal for entertaining and relaxing. The fully fitted Cuisinella kitchen has built-in appliances including induction hob, extractor hood, integrated dishwasher, multifunction electric oven, microwave, and combined fridge/freezer. There is also a spacious bedroom with en-suite bathroom on this floor.

**The ground floor** has three further bedrooms, one a large bunk room, and two additional contemporary bathrooms.

**Outside**, in addition to the balcony and terraced areas, the apartment also has a private garden – outdoor living space perfect for al fresco dining, children's play, or enjoying the mountain air and lovely views from morning to evening.

On the practical front, there is a private cellar for storage and a ski locker, and the apartment is sold with one open-air parking space.

The perfect property for peaceful holidays, year-round living, or for generating a rental income. For buyers with a long-term rental project in mind, the possibility of reclaiming the VAT on the purchase of this property exists - a potential saving of 20% on the presentation price!

The property is covered by the copropriété rules.















PROPOSITION HOME STAGING 3D - NON CONTRACTUEL







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