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# Chalet Trelachaud

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

**685 000 €uros**



## Contact

Contact **Anna Allen** about this property.

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# Key Features

<b>Price</b>	685 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	04/05/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Vernaz
<b>Bedrooms</b>	8
<b>Bathrooms</b>	3
<b>Floor area</b>	247 m <sup>2</sup>
<b>Land area</b>	25717 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	14 km
<b>Nearest shops</b>	12 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	E (318)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

The chalet dates back to 1835 and is arranged over three levels, currently divided into three independent apartments:

**Ground floor:** Fitted kitchen, living room with wood-burning stove, two double bedrooms (one with potential for en-suite), family bathroom, two garages. There is also an independent boot room and laundry.

**First floor:** Entrance hall, open-plan living and dining room with wood-burning stove, fitted kitchen, master bedroom with en-suite shower room, two additional double bedrooms, balcony.

**Top floor:** Fitted kitchen open to a spacious living/dining room with wood-burning stove, one double bedroom, family bathroom, two coin montagne sleeping areas under the eaves, balcony. This floor has potential as a holiday let.

### Outdoor Features:

There is a covered terrace with jacuzzi and sauna, a large landscaped garden and off-street parking for 4-5 vehicles. The detached barn is in need of renovation; it has conversion potential (subject to planning). The land comprises multiple parcels totalling 25,717m<sup>2</sup> (2 ha 57 a 17 ca), including approximately 1,988m<sup>2</sup> of mostly constructible land directly around the house, and an additional 508m<sup>2</sup> in the near vicinity. The remaining parcels are scattered around the area and consist mainly of woodland or non-constructible, non-exploitable land.

### Further information:

Independent access and utilities exist for each apartment (ideal for multi-family or rental use) with additional development possible via the barn. There is strong long-term rental potential (estimated at minimum €750/month for the ground floor, €1,000+ for the middle floor). There is an individual diagnostic/energy report for each apartment, some work will be required to increase efficiency.

### Location:

The property is located in the commune of La Vernaz, in a peaceful rural setting. The nearest skiing areas are the family resorts of Hirmentaz and the Roc d'Enfer circuit at St Jean d'Aulps, both about 15mins drive. Bernex, the

Chatel valley and Morzine would be around 25mins. Thonon-les-Bains with the lakeside and all its major commerce is only 20 mins away, whilst Geneva airport is an hour 10 mins drive.













