

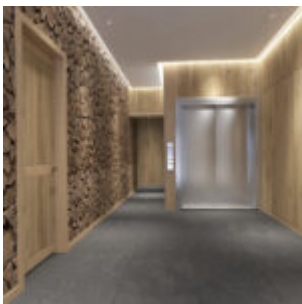
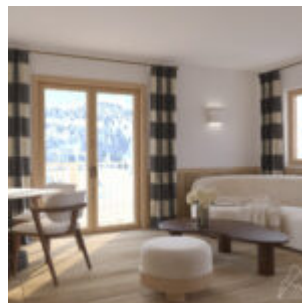
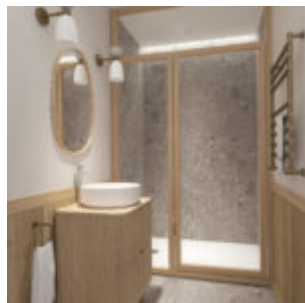
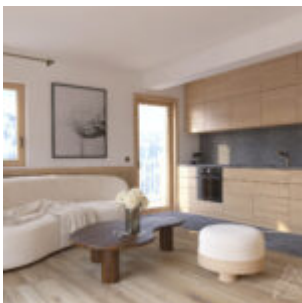
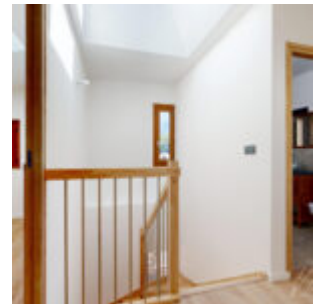
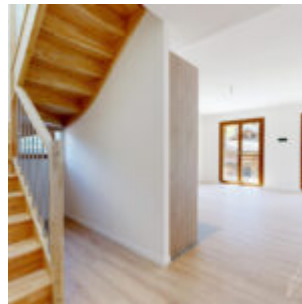
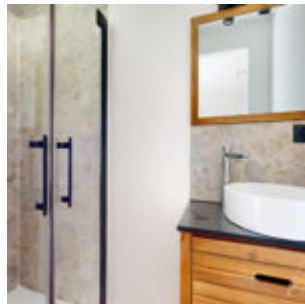
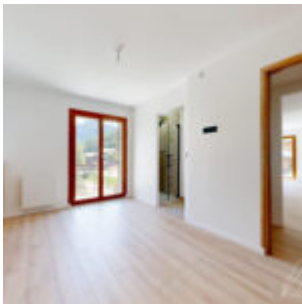


AGENCE  
MY HOME  
in the Alps

# Appt 14, Chalet Clos Florine

Price : 490 000€

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## Bright Duplex with Mountain Views – Apartment 14, Chalet Clos Florine

Welcome to Chalet Clos Florine, a former holiday center thoughtfully renovated into an intimate residence of 18 apartments. This development combines Alpine charm with modern comforts, in an ideal location just steps from the ski lifts, shops, and restaurants.

Located on the top floor and positioned on the southeast corner of the building, Apartment 14 is a bright duplex offering a total surface area of 87.3 m<sup>2</sup> (75.5 m<sup>2</sup> of living space plus 11.8 m<sup>2</sup> with ceiling height under 1.80 m). This spacious apartment enjoys open mountain views and excellent sunlight exposure—perfect for comfortable family stays or as a rental investment.

It features 3 bedrooms, 2 bathrooms, and a beautiful open-plan living area. The two-level layout ensures both privacy and sociable living.

#### Duplex Layout;

On the main level, a welcoming entrance hall leads into a bright and spacious living room, extended by a sunny southeast-facing balcony—ideal for al fresco dining or enjoying the panoramic views.

The partially equipped fitted kitchen includes upper and lower cabinets, worktop, stovetop, extractor fan, sink, and tapware. This level also offers a double bedroom and a bathroom with bathtub, vanity unit, and WC.

Upstairs, two additional double bedrooms enjoy ample natural light. A bathroom with a walk-in shower and vanity unit, along with a separate WC, complete this floor.

#### Comfort-Oriented Features

Wood flooring in living areas, contemporary tiling in wet rooms  
Elegant black finishes (handles, outlets, switches)  
Enhanced insulation (Energy rating C)  
Elevator access, private cellar, and two parking spaces  
Peaceful surroundings with mountain views, just steps from the cable car  
Immediate delivery - Ready to move in or rent out  
A rare property in a year-round, lively resort—ideal as a secondary home, main residence, or high-quality rental investment.

In a condominium of 18 lots. No ongoing proceedings. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :3

Bathrooms :2

Surface area (m2) :82.96

Price :490 000€

## PRESENTATION OF THE PROPERTY

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Price :490 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

## PARTS

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Number of main parts :4

Bedrooms :3

Bathrooms :2

WC in bathroom(s) :2

Private WC :1

Number floors are :2



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