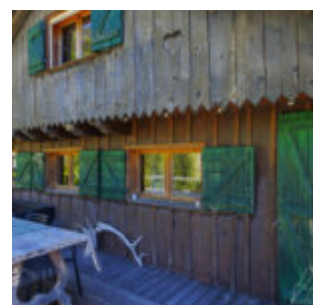
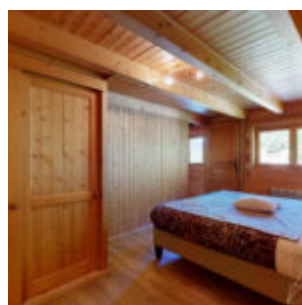
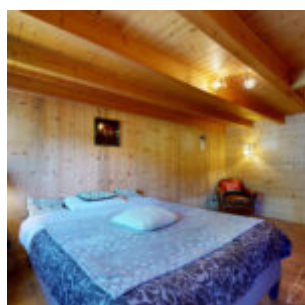
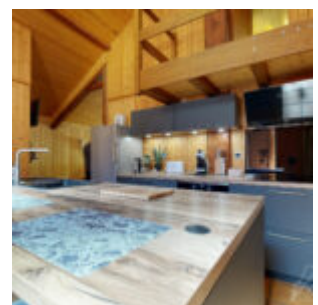
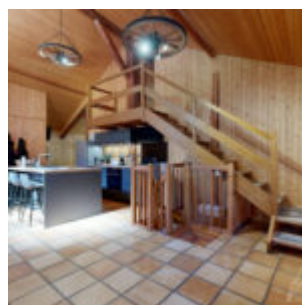
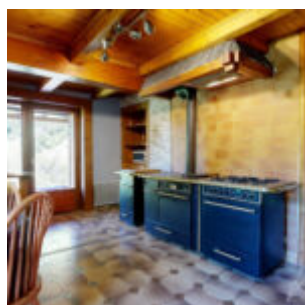
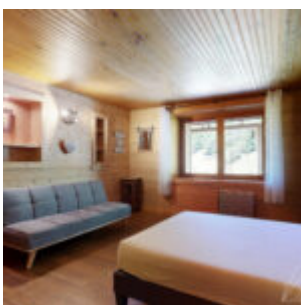
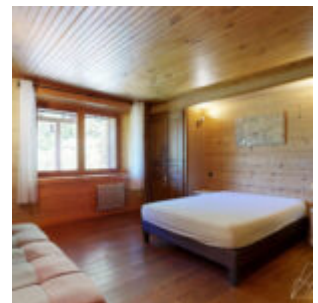
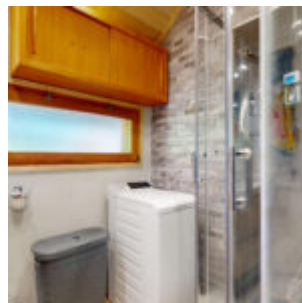
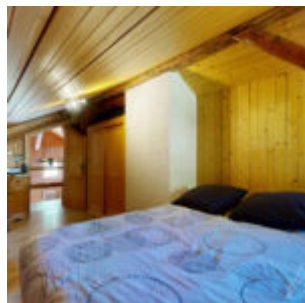
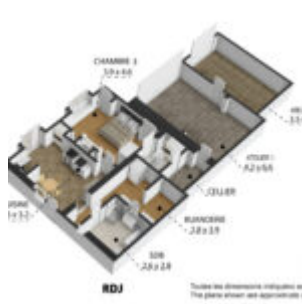
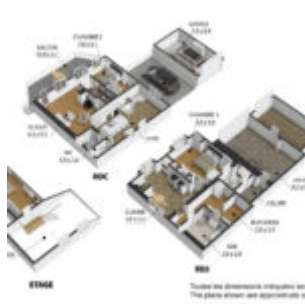
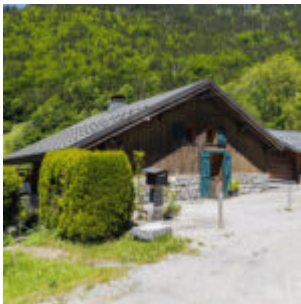


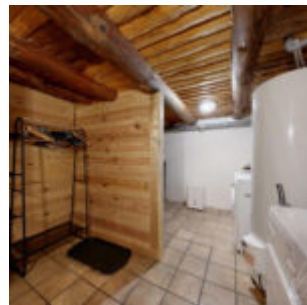
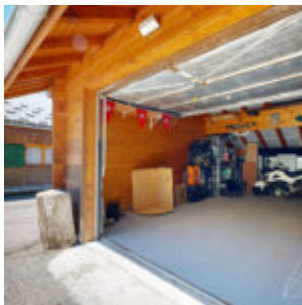
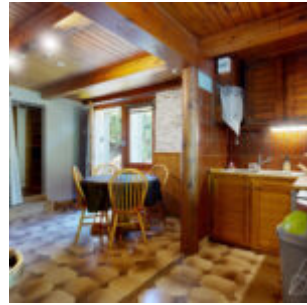
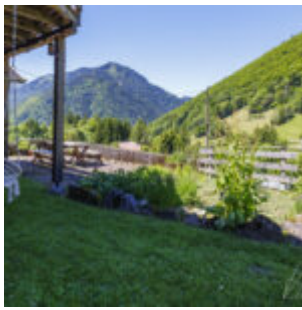


AGENCE
MY HOME
in the Alps

Chalet Bellecombe

Price : 685 000€





Located in a peaceful, green setting just five minutes from the village of Saint-Jean-d'Aulps and less than ten minutes from the Roc d'Enfer ski area, this charming traditional chalet offers approximately 216 m² of living space spread over two levels. It sits on a beautiful 833 m² plot, with an additional non-adjointing parcel. Facing southwest, the property enjoys optimal sunshine and stunning views of the Roc d'Enfer — the perfect setting for a main residence or alpine retreat, with plenty of potential for personalisation.

Ground Floor

A modern, fully equipped kitchen opens onto a welcoming living room with a wood-burning stove. The bright space extends onto a large terrace offering panoramic views of the surrounding mountains and forest. This level also includes a double bedroom with a dressing room, a family bathroom, and a separate WC.

Garden Level

This self-contained floor features a second kitchen, a double bedroom, and a family bathroom — ideal for hosting guests or generating rental income. There is also a utility room and a cellar. An internal door provides access to the two garages, offering versatile space for storage, hobbies, or potential conversion into extra living accommodation.

Upper Floor

A third bedroom tucked under the eaves provides a peaceful, intimate space — perfect as a cosy sleeping area or home office.

Technical Features:

Heating: wood-burning stove and individual electric radiators
 Windows: wooden frames with double glazing
 Roof: good condition
 Drainage: individual septic tank
 Outbuildings and Parking: Three garages, one currently used as a games room and another as a workshop
 Wine

cellar/storage space accessible from insideOutdoor parking for 2-3 vehiclesThe private, unoverlooked garden offers beautiful open views and an exceptional sense of tranquillity — an ideal haven for those seeking a peaceful mountain lifestyle without isolation.

Key Features:

Quiet, picturesque locationLarge south-west facing gardenBeautiful mountain viewsIndependent guest accommodationOverall good conditionA rare opportunity to acquire a spacious, character-filled property in a tranquil alpine hamlet, offering both charm and flexibility.

Fees to be paid by the seller. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 3350.00 € and 4600.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :3

Bathrooms :2

Surface area (m2) :216.00

Land area (m2) :1782

Price :685 000€

PRESENTATION OF THE PROPERTY

Price :685 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

Type of heating :Chauffage au électrique

PARTS

Number of main parts :5

Bedrooms :3

Bathrooms :2

MOVE

Covered parking spots :2

Parking spaces :4

MY HOME IN THE ALPS



AGENCE
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in the Alps

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