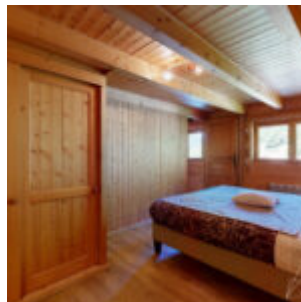
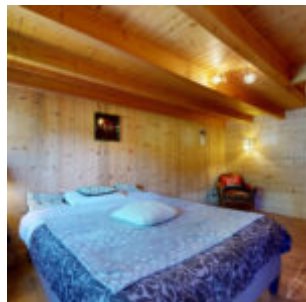
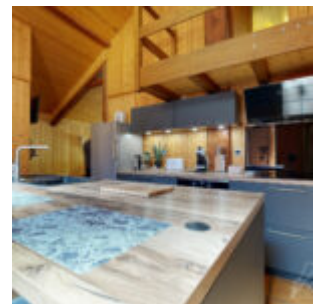
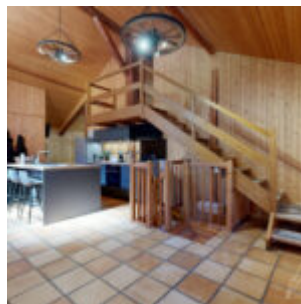
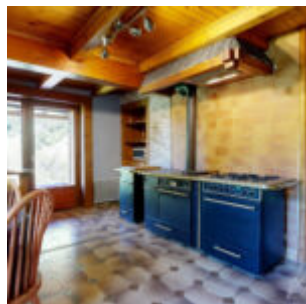
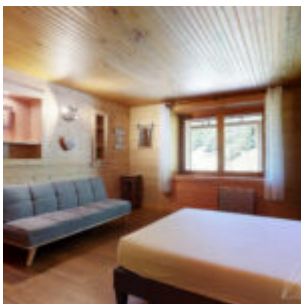
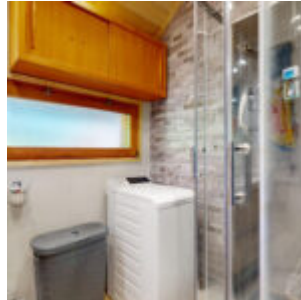
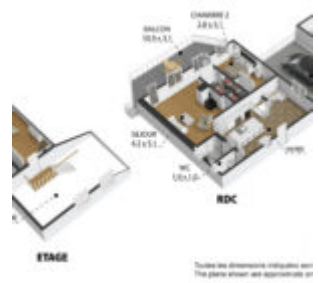
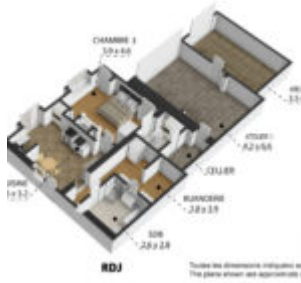
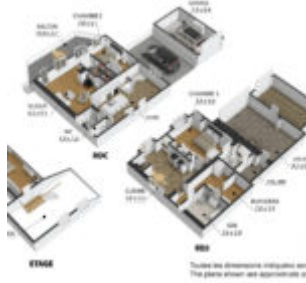
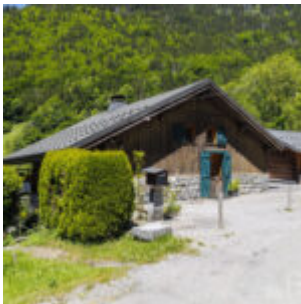
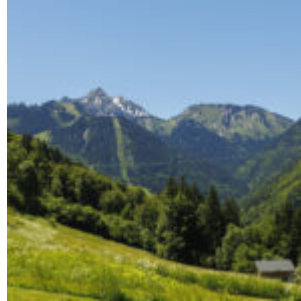


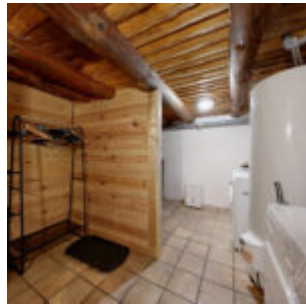
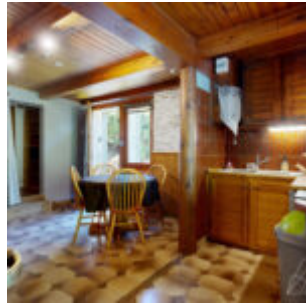
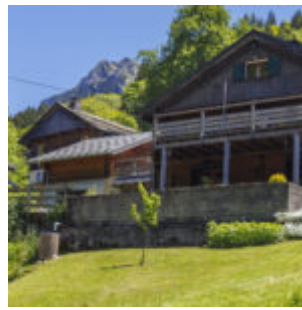


AGENCE
MY HOME
in the Alps

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. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :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

Beadrooms :3

Bathrooms :2

MOVE

Covered parking spots :2

Parking spaces :4

MY HOME IN THE ALPS

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