AGENCE
MY HOME
in the Alps

Chalet Chez Joseph

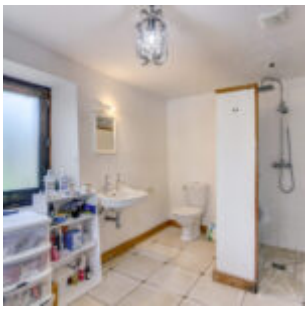
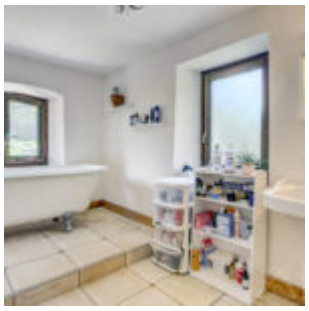
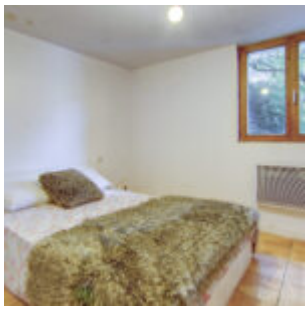
Price : 399 000€





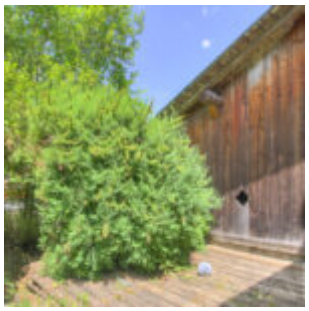






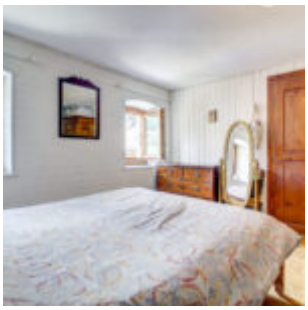


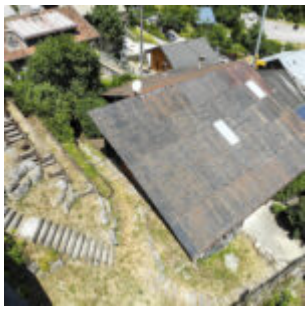



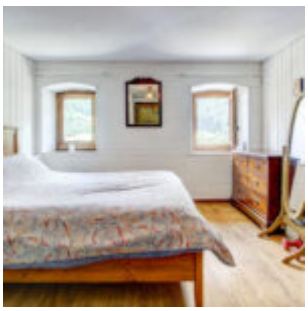












A rare opportunity to restore an authentic Savoyard farmhouse in one of the Vallée d'Aulps' most charming and traditional villages.

Located close to the historic church of Saint-Jean-d'Aulps and beside the village pump track, this character-filled property enjoys a peaceful setting while remaining within easy reach of local amenities, ski resorts and year-round outdoor activities.

Dating from 1802, this detached chalet-style farmhouse sits on a plot of approximately 589 m² and offers an exceptional renovation opportunity. Previous planning permission was granted for an extensive renovation project, although this has now expired.

The property provides approximately 210 m² of potential accommodation, comprising an existing apartment of around 95 m² and an adjoining traditional grange of approximately 115 m².

The current apartment layout includes:
A separate kitchen opening onto a charming terrace.A spacious living and dining room featuring a beautiful original stone wall, highlighting the property's authentic Savoyard character.A principal double bedroom with en-suite bathroom.A second double bedroom.A separate family bathroom.Above the apartment is a magnificent traditional grange with impressive double-height ceilings and an original timber framework in good condition.

The rear of the property opens directly onto the garden, offering exciting possibilities to redesign both the interior and exterior spaces. The sloping garden could be landscaped to create attractive terraces and inviting outdoor living areas.

Three traditional ground-floor caves offer additional storage, workshop space or further potential for conversion.

Although the property requires a full renovation, it represents a rare opportunity to create a unique Alpine home combining authentic period features with modern comfort. The original timber framework, stone walls and traditional character provide an exceptional base for a truly special restoration project.

Saint-Jean-d’Aulps is a vibrant mountain village offering shops, restaurants, schools and activities throughout the year. The property benefits from easy access to the Roc d’Enfer ski area, while Morzine, Ardent and the extensive Portes du Soleil ski domain are only a short drive away, offering world-class skiing in winter and outstanding hiking and mountain biking in summer.

Whether creating a spacious family chalet, a luxury second home or a bespoke mountain retreat, this farmhouse offers a unique opportunity to acquire an authentic Alpine property with remarkable potential in one of Haute-Savoie’s most desirable valleys.
Fees to be paid by the seller. Energy class F, Climate class B. Estimated average amount of annual energy expenditure for standard use, based on the energy prices of the year 2021: 1489.00 €. Date of completion of the DPE: 08-10-2017. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent (Sole proprietorship).

Beadrooms :5
Bathrooms :2
Surface area (m2) :210.00
Land area (m2) :589
Price :399 000€

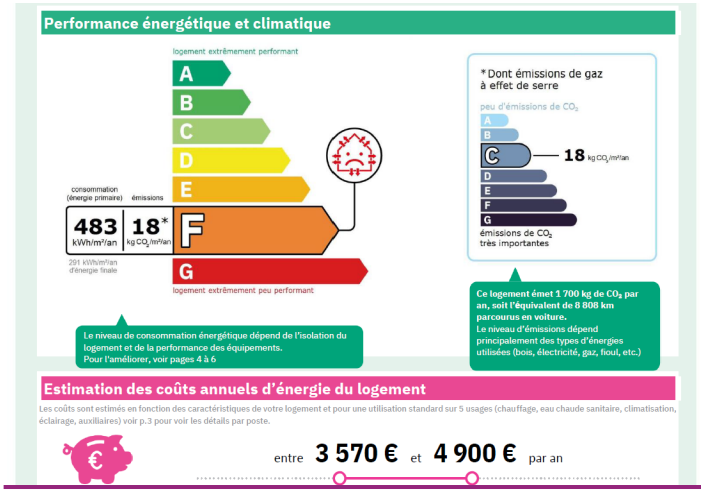
PRESENTATION OF THE PROPERTY

Price :399 000
Charges mensuelles :0.00
Situation :Saint-Jean-d'Aulps
Meublé
Year of construction :1802
Type of heating :Chauffage au individuel

PARTS

Number of main parts :8
Beadrooms :5
Bathrooms :2
WC in bathroom(s) :2

LES PERFORMANCES ÉNERGÉTIQUES



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