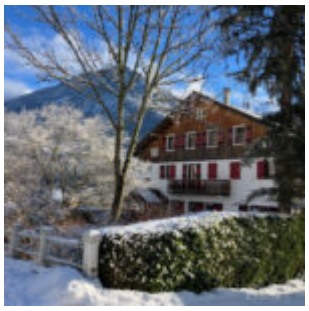
AGENCE
MY HOME
in the Alps

# Chalet Christiania

Price : 1 350 000€







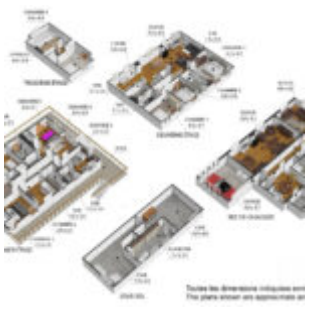
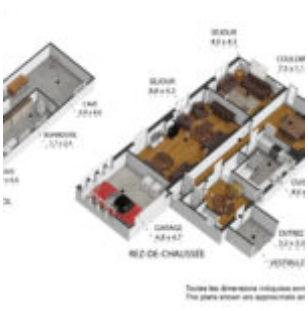
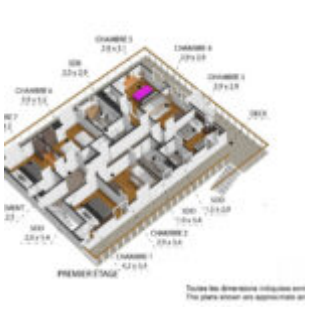


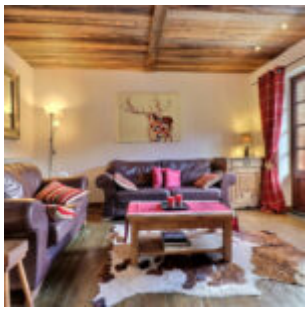


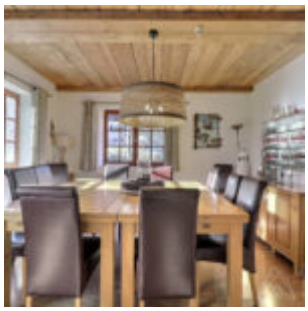












Located in one of the most sought-after and sunniest areas of Saint-Jean-d'Aulps, Chalet Christiania is a rare and spacious property full of character. Successfully operated as a guesthouse for many years, the chalet has been fully and carefully renovated, combining authentic Alpine charm with modern comfort.

The main chalet opens on the ground floor with a covered porch leading into an impressive entrance hall. This level offers generous living spaces including a large lounge with a wood-burning stove, a second cosy sitting room, a welcoming dining area, and a recently fitted modern kitchen.

On the first floor, seven beautifully renovated bedrooms and five bathrooms provide excellent accommodation. The layout has been designed with flexibility in mind, featuring two interconnecting family suites with shared bathrooms, ideal for larger groups.

The lower ground floor benefits from standard ceiling height and direct outdoor access, making it a highly practical space for storing ski or bike equipment. It also includes a laundry room, a boiler room, and internal access to the main level.

Occupying the top floors, a separate duplex apartment offers complete independence, with its own private external staircase. It comprises four bedrooms, three bathrooms, a mezzanine area used as a lounge or games room, and a bright open-plan living space with kitchen, dining area, and lounge centred around a wood-burning stove.

Set on a large, flat plot, the chalet enjoys a pleasant garden with a jacuzzi perfectly positioned to take in the stunning valley views. A large parking area and a spacious garage with mezzanine provide ample space for vehicles and storage.

Whether you are looking for an exceptional multi-generational family home or a turnkey rental

investment with an established business, Chalet Christiania represents a unique opportunity.

Beadrooms :11
Bathrooms :8
Surface area (m2) :321.00
Land area (m2) :956
Quiet and attractive environment
Strong rental potential
Price :1 350 000€

## PRESENTATION OF THE PROPERTY

Price :1 350 000
Property tax :2 192€ /an
Charges mensuelles :0.00
Tax lodging :1 148€ /an
Situation :Saint-Jean-d'Aulps
Meublé
Year of construction :1944
Type of heating :mixt
Type of drainage :Main drains

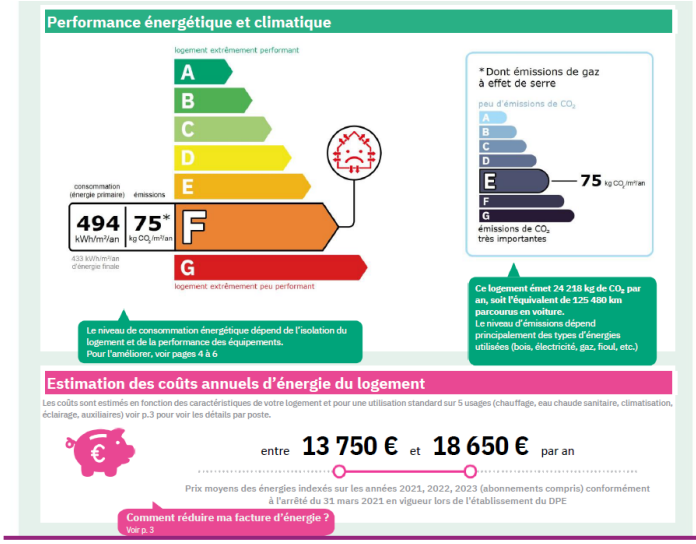
## PARTS

Number of main parts :12
Beadrooms :11
Bathrooms :8

## MOVE

Covered parking spots :1

## LES PERFORMANCES ÉNERGÉTIQUES




**MY HOME IN THE ALPS**

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