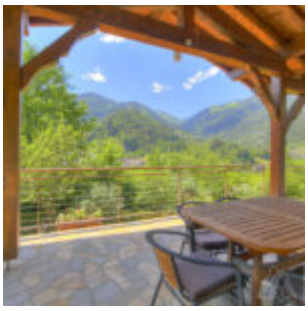
AGENCE
MY HOME
in the Alps

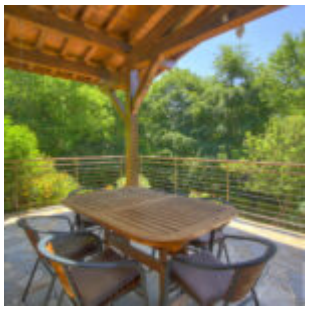
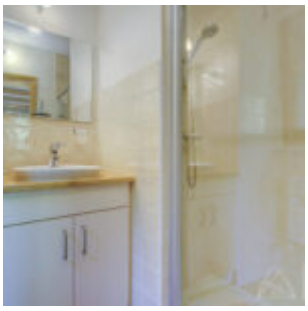
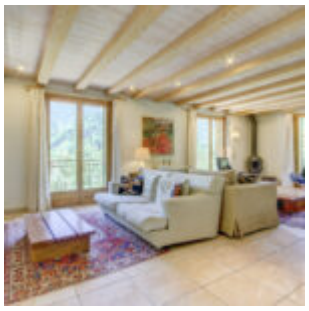
Chalet Everest

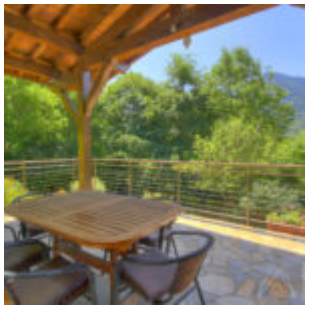
Price : 950 000€

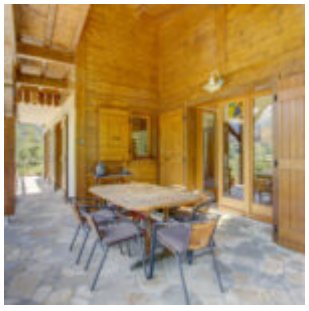



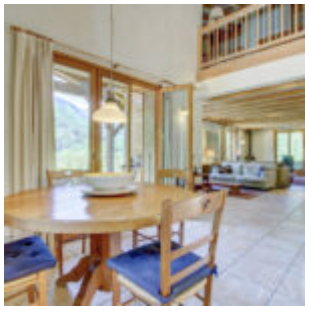




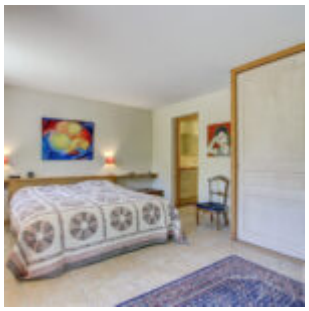


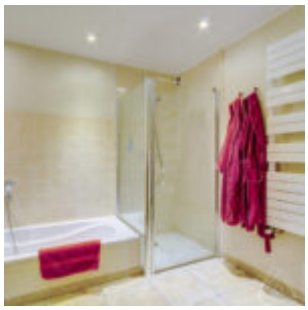
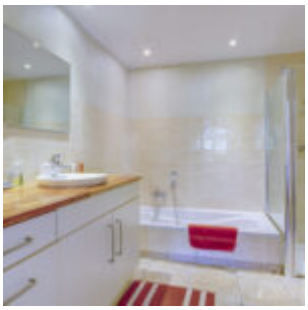












Chalet Everest is an impressive detached chalet built in 2003 by renowned local builders. Tucked away in a peaceful setting just a 15-minute walk from the village centre, the property enjoys a rare combination of privacy, exceptional panoramic views and easy access to shops, bars and restaurants.

One of the chalet’s most striking features is its natural light. With windows and French doors spanning east to west, the living spaces are bathed in sunshine throughout the day, from the morning sun through to evening sunsets behind the mountains. Even during the winter months, the chalet benefits from several hours of direct sunlight each day.

The chalet has been exceptionally well maintained and is presented in excellent condition throughout. The solid concrete construction provides both durability and peace of mind, while the thoughtful design maximises the surrounding views from almost every room.

A large, south-facing covered terrace offers the perfect place to relax, entertain and dine outdoors in all seasons whilst taking in the stunning mountain scenery. The mature landscaped garden can be accessed directly from much of the living space and provides complete privacy with no overlooking neighbours. The balance of terrace and lawn is ideal for both permanent residents and second-home owners seeking a low-maintenance outdoor space.

Layout –

Ground Floor
Garage providing excellent storage spaceSpacious bedroom with en-suite bathroom and ample storage, with potential to create a self-contained studioBoiler and laundry room room Solid staircase leading to the upper floorsFirst Floor

Bright open-plan living area with windows and openings on all sidesOpen-plan kitchen with vaulted ceilingsLiving room with wood-burning stoveSliding doors leading to a separate sitting room or potential fourth bedroom with adjoining bathroomLarge covered south-facing terrace with Velux roof windowSecond Floor
Mezzanine level providing a cosy snug area and additional storageTwo en-suite bedrooms, each with shower and wash basinSeparate WCBalconyThe chalet is heated by an oil-fired boiler, with underfloor heating on the lower floors and radiators on the upper level. The windows are wooden and double glazed throughout.

Importantly, the current DPE rating can reach a C just by replacing the oil boiler, representing a simple upgrade that would significantly enhance the chalet’s energy performance.

A beautifully maintained mountain home offering exceptional natural light, complete privacy, outstanding views and a highly sought-after location close to the heart of the village.
Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year’s energy prices 2021: between 4870.00 and 6640.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :4
Bathrooms :4
Surface area (m2) :197.00
Land area (m2) :1518
Price :950 000€

PRESENTATION OF THE PROPERTY

Price :950 000
Charges mensuelles :0.00
Situation :Saint-Jean-d'Aulps
Meublé
Year of construction :2003
Type of heating :Chauffage au individuel fuel

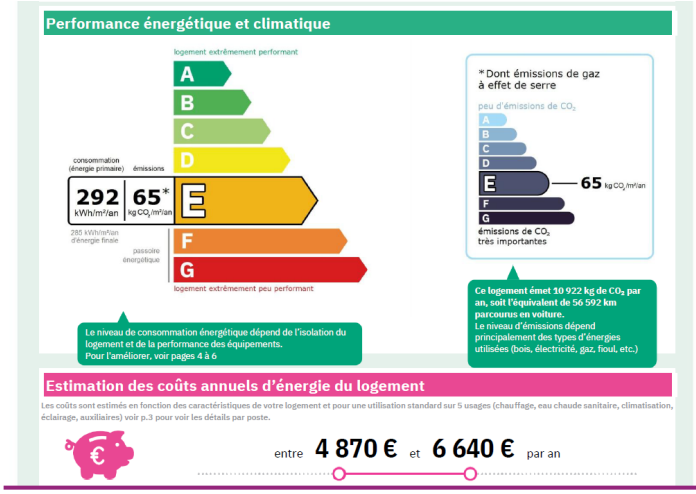
PARTS

Number of main parts :5
Beadrooms :4
Bathrooms :4

MOVE

Covered parking spots :1
Parking spaces :3

LES PERFORMANCES ÉNERGÉTIQUES



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