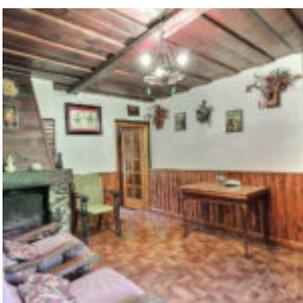
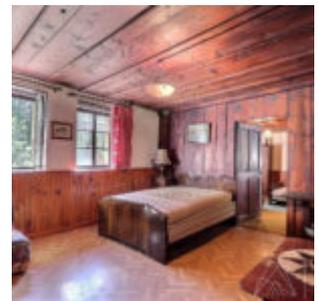




AGENCE
MY HOME
in the Alps

Chalet l'Abbaye

Price : 380 000€



An exceptional renovation opportunity ideally situated beside the historic Abbaye d'Aulps in Saint-Jean-d'Aulps. Set in a sunny, slightly elevated position, the property enjoys beautiful open views towards the Roc d'Enfer and is surrounded by scenic walking trails.

The village centre is just a 15-minute walk away, while the popular resort of Morzine can be reached in 10 minutes by car. The Ardent lift area, providing direct access to the slopes of Avoriaz and Châtel, is only a 15-20 minute drive away.

The chalet sits on a plot of XX m². It is located within a constructible UH zone, while the garden to the front is designated natural land.

This is a superb renovation project offering tremendous potential to create a truly special home.

The current layout is as follows:

Garden level: Parking area. Ground floor (accessed via an external staircase): An independent studio apartment with adjoining cellar.

First floor: Main entrance leading to a living room with wood-burning stove, a separate kitchen and dining room (also with wood-burning stove), two bedrooms, a shower room, WC, and additional cellar space. The kitchen opens onto a south-west facing terrace and garden, enjoying optimal sunshine and lovely views.

Upper level: A large grange of approximately 100 m², accessible either internally via the cellar or externally. Bathed in natural light and boasting exceptional views, this space offers outstanding potential to create remarkable additional living accommodation.

Perfectly positioned, the property would make a wonderful primary residence or a charming second home in the mountains.

Please get in touch for further details or to arrange a viewing.

Fees to be paid by the seller. Property with excessive energy consumption : Energy class G, Climate class C Estimated amount of annual energy expenditure for standard use: between 3084.00 € and 4174.00 € 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 :1

Surface area (m2) :120.00

Land area (m2) :880

Renovation project

Impressive barn

Price :380 000€

PRESENTATION OF THE PROPERTY

Price :380 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

Meublé

PARTS

Number of main parts :5

Bedrooms :3

Bathrooms :1

WC in bathroom(s) :2

Private WC :1

MY HOME IN THE ALPS



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