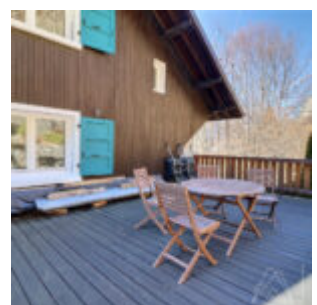
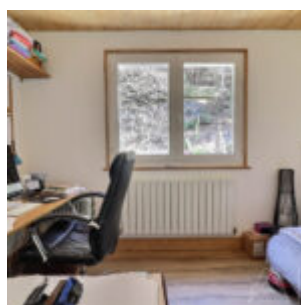
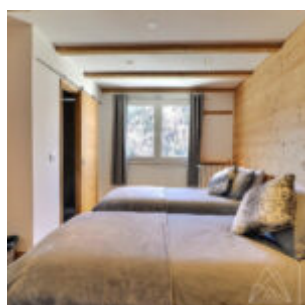
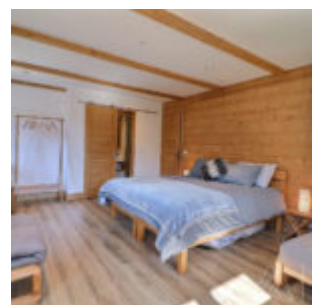
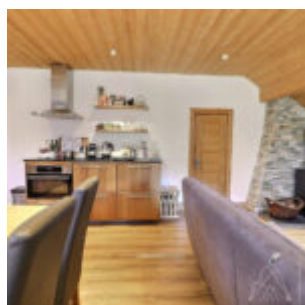
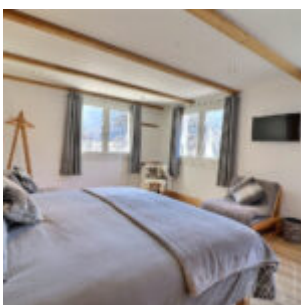
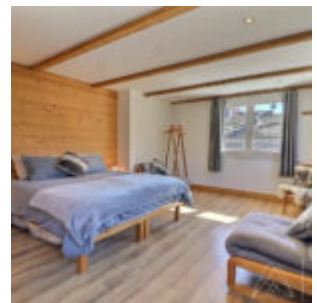
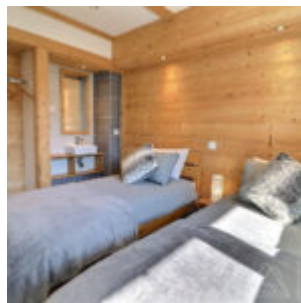
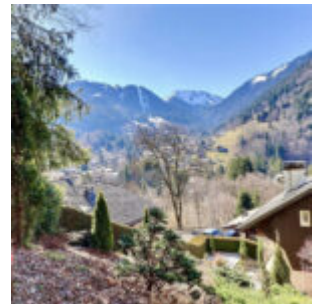
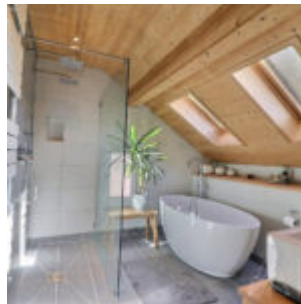
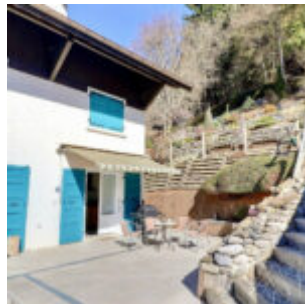


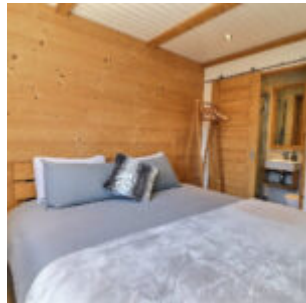
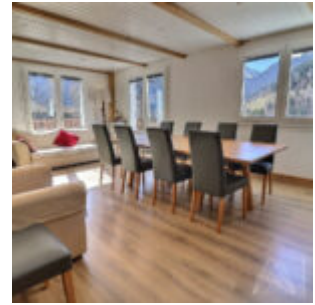
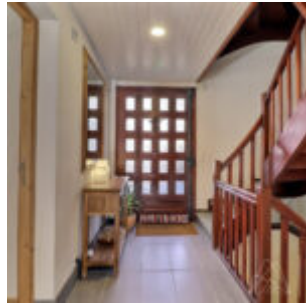
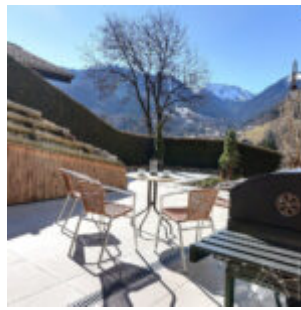
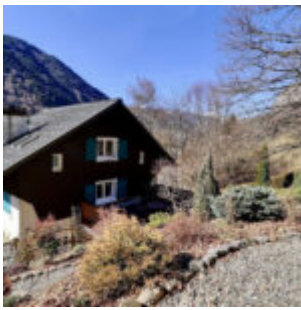


AGENCE
MY HOME
in the Alps

Chalet La Grande Vue

Price : 995 000€





Located in the heart of Saint-Jean-d'Aulps, this beautifully renovated chalet enjoys one of the village's most desirable settings. It offers stunning, uninterrupted views of the Roc d'Enfer and benefits from a sunny south and south-west facing aspect. The setting is both peaceful and private, yet just a short walk from the centre of the village with its shops, restaurants and amenities.

The chalet has been carefully and thoughtfully renovated by the current owners and offers very flexible accommodation. It is currently run as a successful five-bedroom rental chalet with a spacious living area and kitchen, while the top floor is arranged as a private two-bedroom owner's apartment. Equally, the property would lend itself perfectly to use as a large family home or a charming self catered chalet or bed and breakfast.

The accommodation is arranged as follows:

Ground floor: Exterior parking, a garage with workshop space and the boiler room, a children's dormitory with two bunk beds, and a separate W.C.

First floor: A double bedroom with en-suite bathroom, a welcoming living room with wood-burning stove, and a separate kitchen opening directly onto the terrace. This floor also includes a hammam/steam room, a W.C. and a laundry room.

Second floor: Three spacious double bedrooms, each with its own en-suite bathroom.

Third floor: A self-contained apartment featuring a double bedroom, an office which can also be used as a bedroom, a bathroom, and an open-plan living and kitchen area.

Outside, the chalet is surrounded by a beautiful terraced garden with a sunny south and south-

west facing terrace, perfectly positioned to enjoy the spectacular views of the Roc d'Enfer. The garden is attractively landscaped with a variety of plants and flowers, yet remains easy to maintain. At the rear of the property there is also space where a small cabin or garden studio could be built, subject to planning permission.

The location is ideal — just moments from the centre of Saint-Jean-d'Aulps, less than 10 minutes' drive from Morzine, around 20 minutes from Les Gets and 25 minutes from Thonon-les-Bains and Lake Geneva. Skiing at Roc d'Enfer is only five minutes away, while the Ardent lift, giving access to the wider Portes du Soleil ski area, can be reached in around 15 minutes.

Fees to be paid by the seller. Property with excessive energy consumption : Energy class F, Climate class F Estimated amount of annual energy expenditure for standard use: between 8209.00 € and 11107.00 € 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.

Beadrooms :7

Bathrooms :6

Surface area (m2) :234.00

Land area (m2) :767

Price :995 000€

PRESENTATION OF THE PROPERTY

Price :995 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

Exposure :Sud, Ouest

Meublé

Year of construction :1948

Type of heating :Chauffage au individuel fuel

PARTS

Number of main parts :10

Beadrooms :7

Bathrooms :6

MOVE

Parking spaces :4

MY HOME IN THE ALPS



AGENCE
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315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30