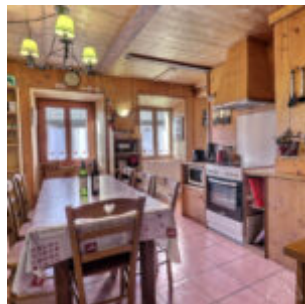
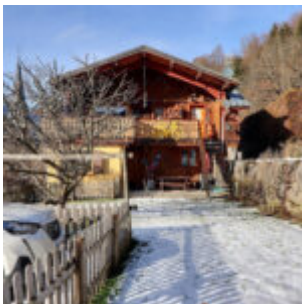
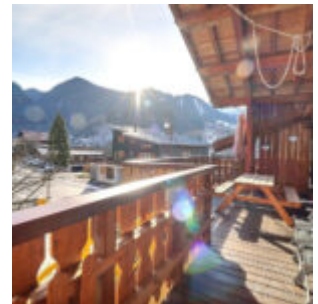
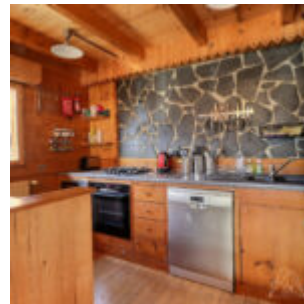
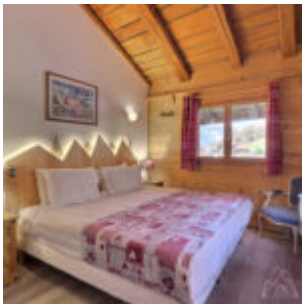
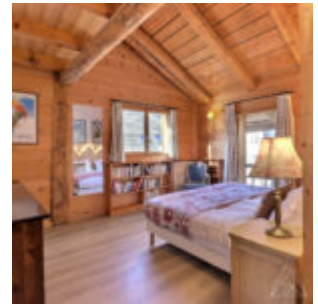
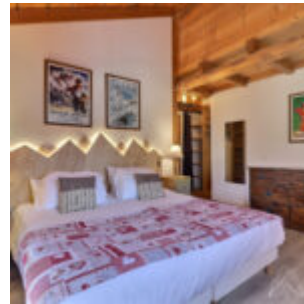
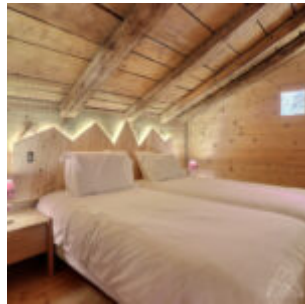
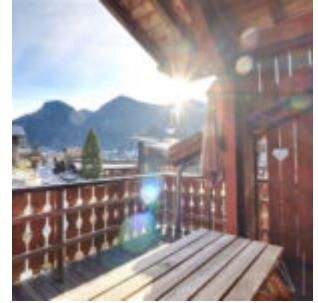


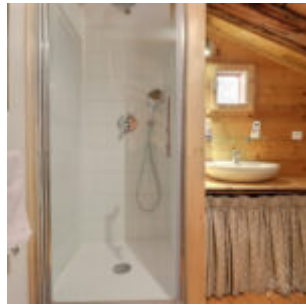
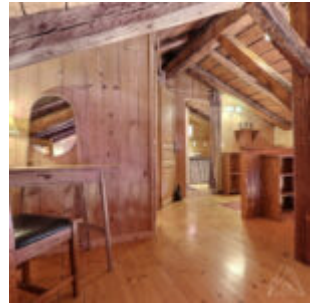
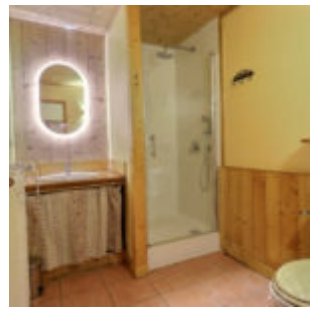


AGENCE  
MY HOME  
in the Alps

# Chalet les Glycines

Price : 849 000€





Chalet Les Glycines is an elegant Alpine chalet combining a central village setting with excellent access to skiing and highly flexible accommodation. Suitable as either a main residence or a second home, the property enjoys a peaceful position in the heart of Saint-Jean-d'Aulps, within easy walking distance of the local boulangerie, cafés, restaurants, and everyday amenities.

The Roc d'Enfer ski area is just minutes away, while Morzine and Ardent, gateways to the Portes du Soleil ski domain, can be reached in approximately 10mins by car.

Fully detached and enjoying a predominantly south to south-west facing aspect, the chalet benefits from all day sunshine. Flat, enclosed gardens extend on both sides of the property, while a generous terrace and upper balcony provide ideal outdoor spaces with open views across the surrounding mountains.

Renovated around 2000, the chalet has been configured into two independent units, allowing for flexible uses and offering immediate rental potential. This layout is ideal for owners wishing to combine personal use with rental income, or for those seeking a fully income-generating property.

#### Garden level

Two cellars housing the boiler and hot water systems  
Large ski room and bike storage  
Separate entrance providing independent access to the ground-floor apartment  
Ground-floor apartment

Comfortably sleeping up to 8 guests, the apartment comprises:

Two double bedrooms  
One triple bedroom  
Two bathrooms  
A traditional Haute-Savoyard kitchen full of character  
Separate living room centred around a powerful wood-burning stove set into an original stone feature wall  
Upper chalet

Accessed via external steps, the upper chalet opens into:

Entrance hall with WC and laundry room  
Striking main living area with double-height ceilings,

exposed beams, and excellent natural light Semi-open, fully equipped kitchen retaining an authentic Savoyard style Large sliding doors opening directly onto the sunny terrace Two double bedrooms to the rear of the living space, a bathroom, and a flexible laundry room or office, which could also serve as an additional bedroom Mezzanine level featuring a double bed, a further double bedroom, and an additional bathroom Technical & management details

RING security cameras and exterior security lighting, all accessible remotely Remote control of heating and hot water, including upstairs towel rails Fibre broadband installed Gardener and laundry services in place aiding remote ownership and rental management A new boiler, installed only a year ago and covered by an annual service contract Wood-burning stoves and chimneys serviced annually Chalet Les Glycines is a beautifully presented and authentic Alpine home, offering both strong lifestyle appeal and excellent rental prospects. Its rare flat, sunny garden, generous terraces, central village location, and well-established management setup make this a standout opportunity in Saint-Jean-d'Aulps.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 5558.00 € and 7521.00 € 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](http://georisques.gouv.fr).

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Bedrooms :7

Bathrooms :4

Surface area (m2) :258.00

Land area (m2) :554

Village center

Good rental income

Price :849 000€

## PRESENTATION OF THE PROPERTY

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Price :849 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

Partiellement meublé

## PARTS

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Number of main parts :12

Bedrooms :7

Bathrooms :4

## MOVE

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Parking spaces :3

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**MY HOME IN THE ALPS**



AGENCE  
MY HOME  
in the Alps

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