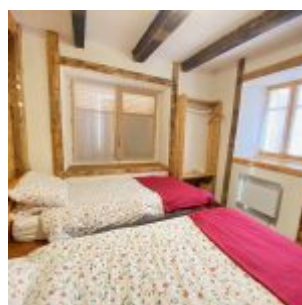
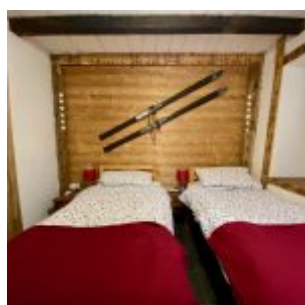
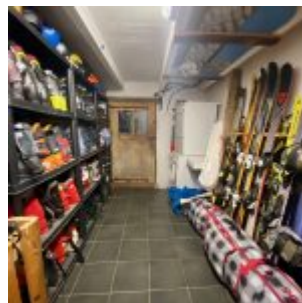
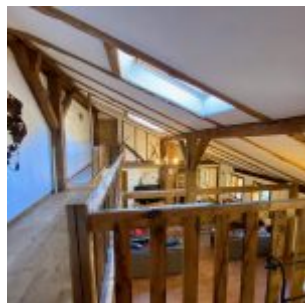


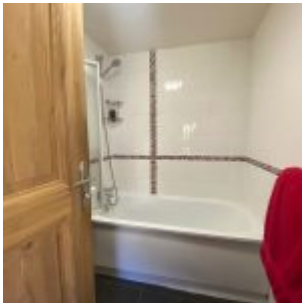


AGENCE  
MY HOME  
in the Alps

# Ferme de l'Abbaye

Price : 795 000€





Nestled on a highly sought-after road in the village of St Jean d'Aulps, this semi-detached chalet offers the perfect blend of tranquility and convenience. With its peaceful surroundings and close proximity to local shops, restaurants and bars, it's easy to see why this area is so desirable.

This charming 6-bedroom chalet is ideal as a spacious primary residence or an excellent rental investment. Outside, you'll find two private parking spaces, a sunny garden, and a large terrace overlooking a pond. The outdoor space offers ample opportunity for further landscaping to create your dream retreat.

Step inside, and you'll be greeted by an impressive entrance featuring exposed stonework and rustic wooden details. The ground floor includes two en-suite bedrooms, a family bathroom complete with a sauna, a boot room, a games room, and even a wine cellar tucked under the stairs.

The first floor boasts a stunning open-plan living area with high ceilings, exposed beams, and a fully equipped American-style kitchen. Bi-folding doors open from the kitchen onto the terrace, making alfresco dining a breeze. This level also includes two additional en-suite bedrooms.

Up to the top floor, are two charming bedrooms complemented by a WC and sink.

Don't miss this incredible opportunity to own a traditional semi-detached chalet in a prime location.

It has an energy rating of DPE G, currently the chalet has single-glazed windows, and we'd be happy to assist in arranging quotes from local tradesmen for upgrades.

Contact us now to arrange a viewing!



Fees to be paid by the seller. Energy class G, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class G, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 6190.00 and 8420.00 €. 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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Beadrooms :6  
Bathrooms :5  
Surface area (m2) :195.34  
Large surface  
High ceilings  
Price :795 000€

## PRESENTATION OF THE PROPERTY

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Price :795 000  
Charges mensuelles :0.00  
Situation :Saint-Jean-d'Aulps  
Exposure :Ouest, Nord  
Non meublé  
Type of heating :Electric radiators  
Type of drainage :Main drains  
Type of roof :Metal sheets

## PARTS

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Number of main parts :8  
Beadrooms :6  
Bathrooms :5

## MOVE

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Parking spaces :2

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### MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

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