AGENCE
MY HOME
in the Alps

Chalet Cinq Clefs

Price : 845 000€

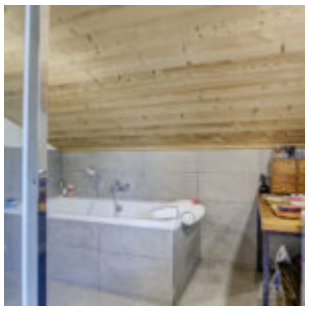


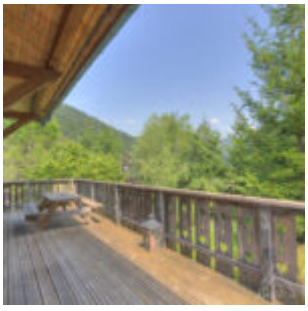










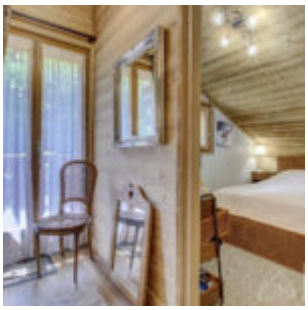














Set in a wonderfully private position at the back of La Grande Terche, this charming chalet enjoys a peaceful setting with beautiful views, a large private garden and an enviable location just a few minutes' walk from the ski slopes of the Roc d'Enfer. The randonnée trails are practically on the doorstep, making this an ideal base for enjoying the mountains throughout the year.

Built in 1989 and lovingly renovated in 2017, the chalet offers comfortable and versatile accommodation across three floors. It is predominantly east- to south-facing, making it a wonderfully light property, while the large, flat garden enjoys sunshine throughout much of the day for most of the year.

The accommodation is arranged as follows:

Ground floor:

The practical entrance level has a WC, a very large laundry/utility room with the hot-water tanks, a separate TV room / guest bedroom and a spacious family bedroom area sleeping up to four people, together with a bathroom.

First floor:

The main living space is arranged in a practical U-shape around the staircase and comprises a kitchen, dining area and comfortable living room with an electric wood-pellet stove. Large south-east-facing terraces run off the living area and lead directly onto the spacious, flat garden, creating a wonderful connection between the indoor and outdoor living spaces.

Second floor:

There are three bedrooms on this level. One bedroom has its own large en-suite bathroom with a

bath, while the other two bedrooms share a separate bathroom.

The former garage has been converted into a snooker room. This is a versatile space which could be used as a games room, gym, or converted back into a garage if required.

With electric blinds, a wood-pellet stove and a number of other practical features, the chalet is an excellent lock-up-and-leave property, making it equally appealing as a family holiday home, mountain retreat or investment.

With its privacy, sunshine, generous garden, excellent access to skiing and hiking, and flexible accommodation, this is a particularly appealing chalet in Saint Jean d’Aulps.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year’s energy prices 2022: between 2730.00 and 3750.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :5
Bathrooms :3
Surface area (m2) :150.00
DPE : D
Large terraces
Price :845 000€

PRESENTATION OF THE PROPERTY

Price :845 000
Property tax :1 134
Tax lodging :2 388
Situation :Saint-Jean-d'Aulps
Exposure :Sud, Est
Partiellement meublé
Year of construction :1989
Type of heating :Electric radiators and pellet burner
Type of drainage :Mains drains
Type of roof :Metal sheets

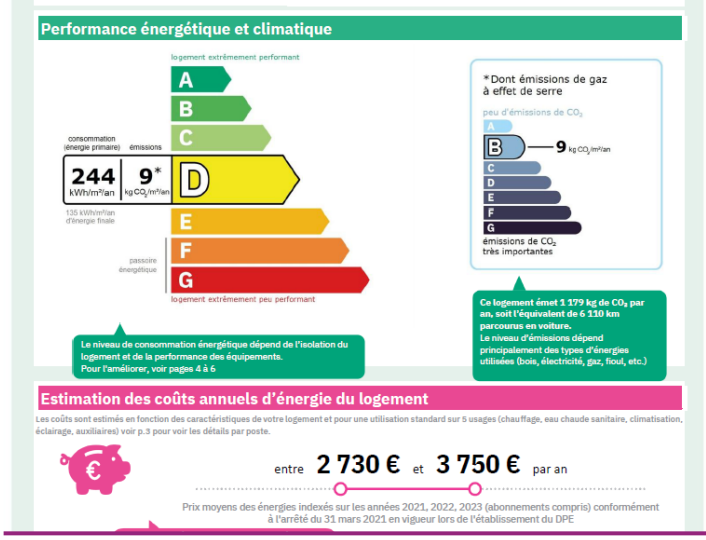
PARTS

Number of main parts :6
Beadrooms :5
Bathrooms :3
WC in bathroom(s) :5
Private WC :1

MOVE

Parking spaces :1

LES PERFORMANCES ÉNERGÉTIQUES



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