



BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
294 Rue du Centre
74260 Les Gets

Jean-Emmanuel PATIER
je.patier@barnes-international.com
+33 7 68 96 20 62

www.barnes-international.com

SAINT-JEAN-D'AULPS

Essert-la-Pierre - 192 sq.m Chalet -
Five En-Suite Bedrooms - Preserved
Environment with Mountain Views

SAINT-JEAN-D'AULPS

Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms - Preserved Environment with Mountain Views

Located in Essert-la-Pierre, an authentic alpine village between Morzine and Saint-Jean-d'Aulps, this chalet enjoys a peaceful and preserved setting, with open views over the surrounding mountains and a natural environment.

With a living area of 192 sq.m, the chalet is arranged over three levels and benefits from excellent exposure, providing abundant natural light throughout the day. To the rear of the property, open meadows and non-buildable green spaces extend the land, creating a serene atmosphere, enhanced by the regular presence of grazing animals.

The garden level comprises a living area, two en-suite bedrooms, as well as a wellness area including a sauna. This level can be made entirely self-contained, offering flexible use as an independent apartment, guest accommodation or rental opportunity. The main level features a very spacious and bright living area, with an open-plan kitchen, dining area and lounge, opening onto a large terrace with mountain views. On the upper floor, the chalet offers three additional en-suite bedrooms, ensuring comfort and privacy.

Set on a plot of approximately 400 sq.m, this property enjoys an open natural environment and a sought-after location between Morzine and Saint-Jean-d'Aulps.

A rare opportunity, ideal as a primary or secondary residence, offering tranquillity, views and an exceptional quality of life in the heart of the Alps.

990,000 €

- Agency fees payable by vendor
- Classe énergie 211 kWh/m².year (D)
- Classe climat 6 kg CO₂/m².year (B)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 2,250 € - 3,050 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0576
- Area : 192.7 m²
- Rooms : 7
- Levels : 3
- Bedrooms : 5
- Heating : Individual Underfloor Electric
- Property tax : 1,677 €
- Built in : 2010
- View : Unobstructed, Mountains, Forest
- Orientation : South-east South-west

Areas

Garden level

- 1 Entrance (5.75 m²)
- 1 Maintenance room (1.68 m²)
- 1 Living-room (22.62 m²)
- 1 Sauna (5.34 m²)
- 1 Corridor (7.81 m²)
- 1 Bedroom (16.7 m²)
- 1 Bathroom (3.84 m²)
- 1 Bedroom (11.5 m²)
- 1 Bathroom (4.89 m²)

1st floor

- 1 Lavatory (1.54 m²)
- 1 Laundry room (2.29 m²)
- 1 Living room/kitchen (49.83 m²)
- 1 Terrace (24.61 m²)
- 1 Balcony (15.66 m²)
- 1 Terrace (9.02 m²)

Services

Double glazing, Sauna

Proximities

Airport (75 minutes), Movies (12 minutes), Shops (10 minutes), Primary school (9 metres), TGV station (70 minutes), Lake (9 minutes), Ski slope (12 minutes), Supermarket (5 minutes), Tennis (12 minutes)

Follow us on social networks



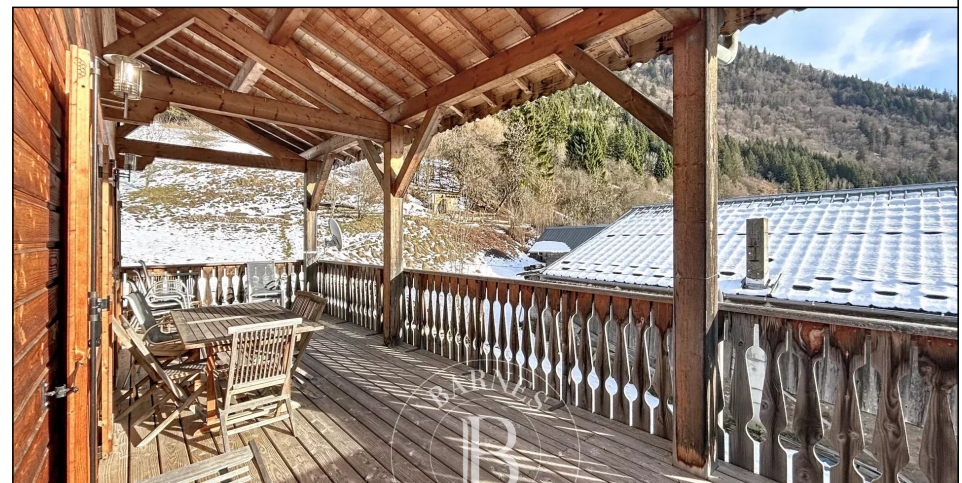
www.barnes-international.com





SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





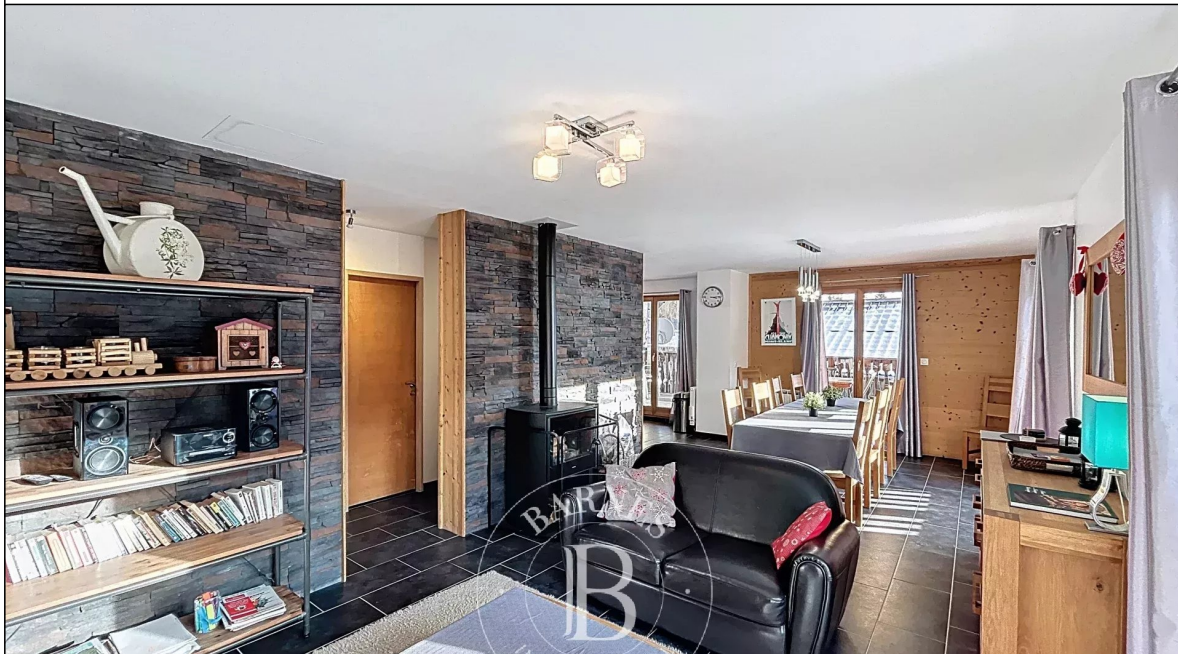
SAINT-JEAN-D'AULPS
Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
Preserved Environment with Mountain Views





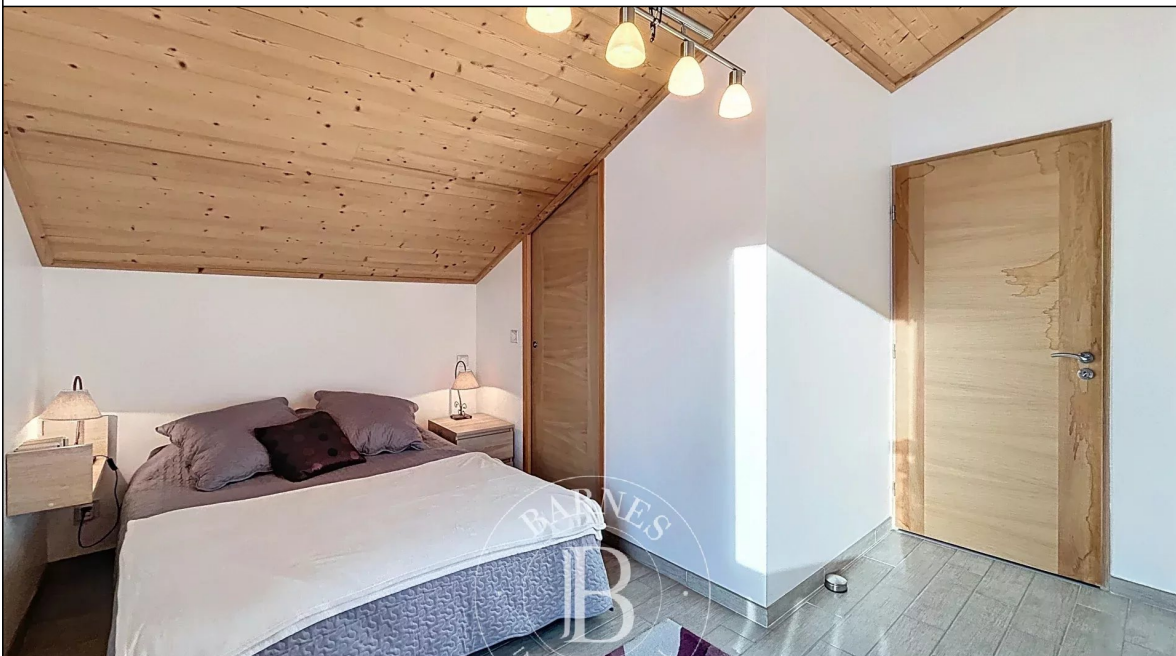
SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





SAINT-JEAN-D'AULPS
Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
Preserved Environment with Mountain Views





SAINT-JEAN-D'AULPS
Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
Preserved Environment with Mountain Views





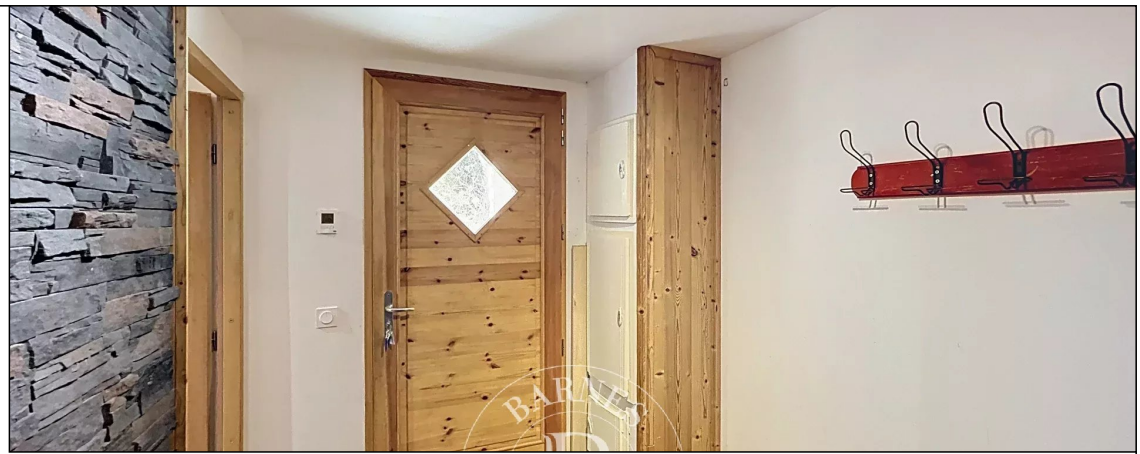
SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





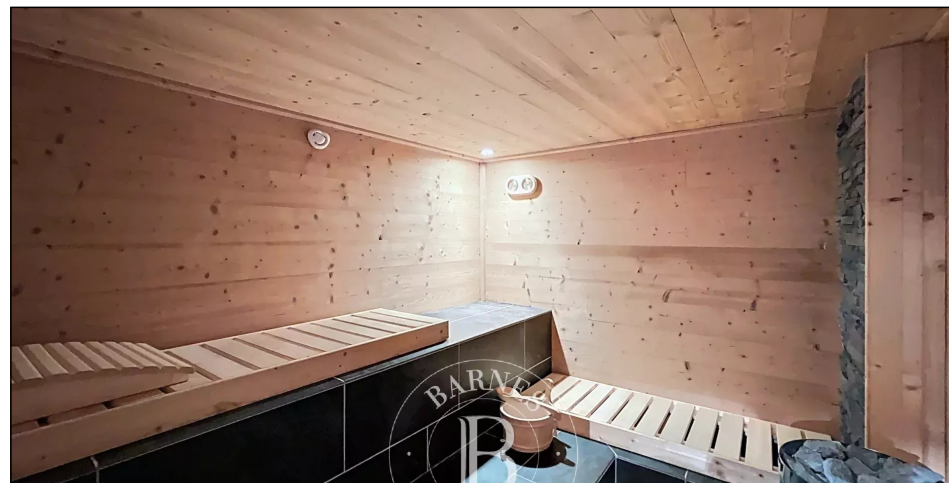
SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





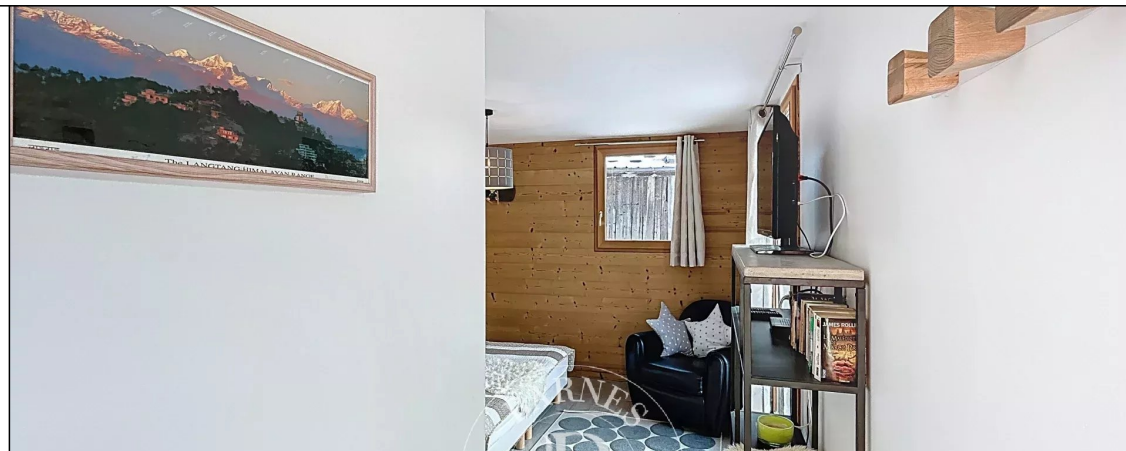
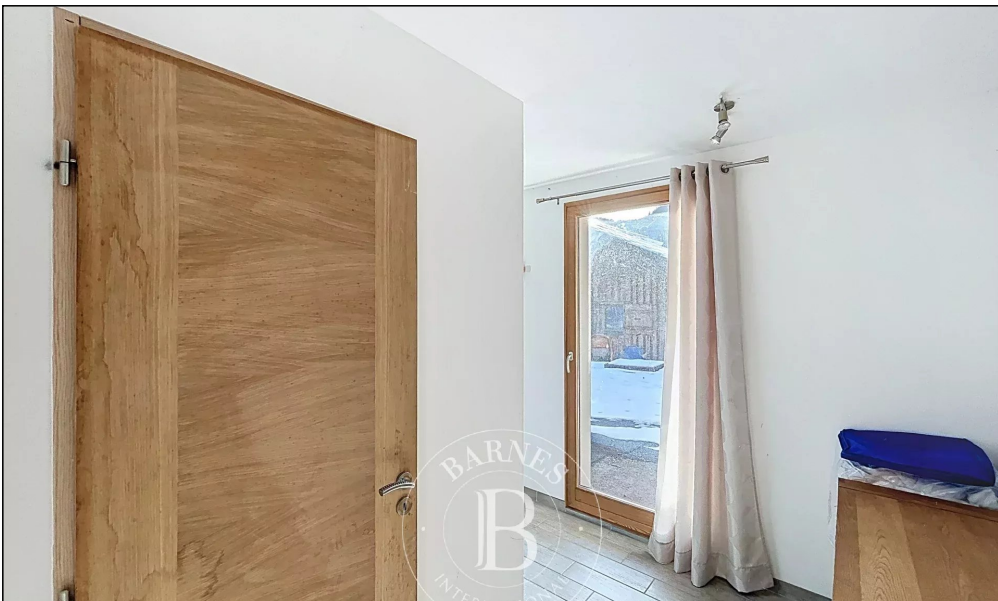
SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





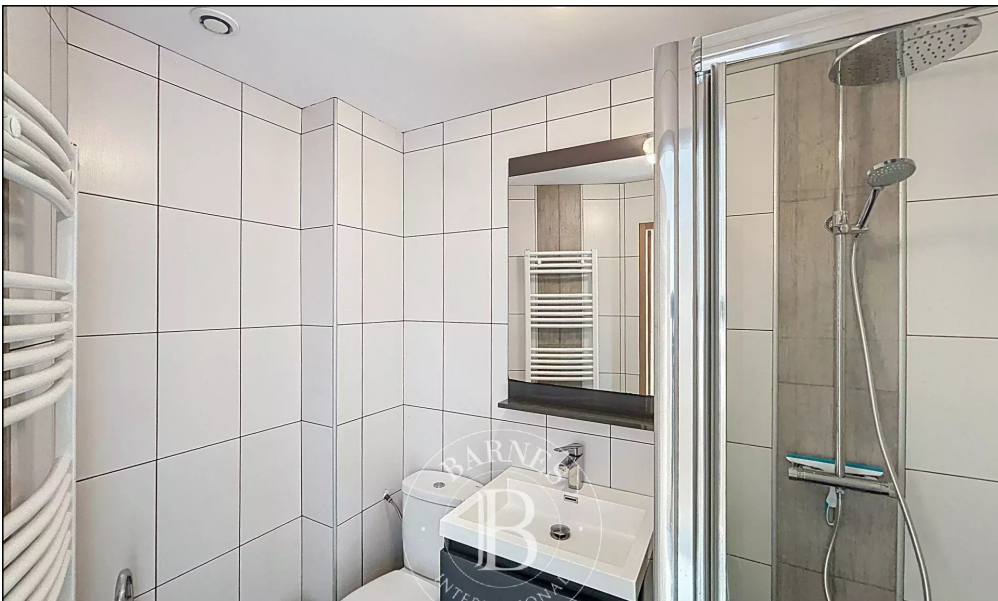
SAINT-JEAN-D'AULPS
Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
Preserved Environment with Mountain Views





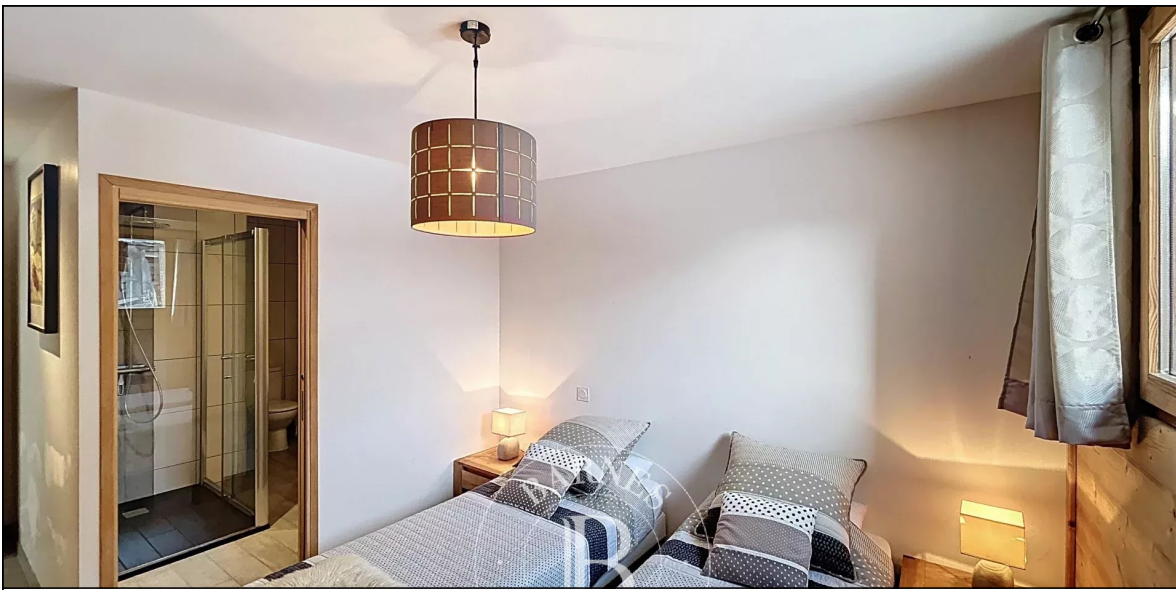
SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





SAINT-JEAN-D'AULPS
 Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
 Preserved Environment with Mountain Views





SAINT-JEAN-D'AULPS
Essert-la-Pierre - 192 sq.m Chalet - Five En-Suite Bedrooms -
Preserved Environment with Mountain Views

