



For Sale Chalet indépendant de 5 chambres

House Chalet
Saint-Jean-d'Aulps

6 rooms 132.00 m²
640 000 €

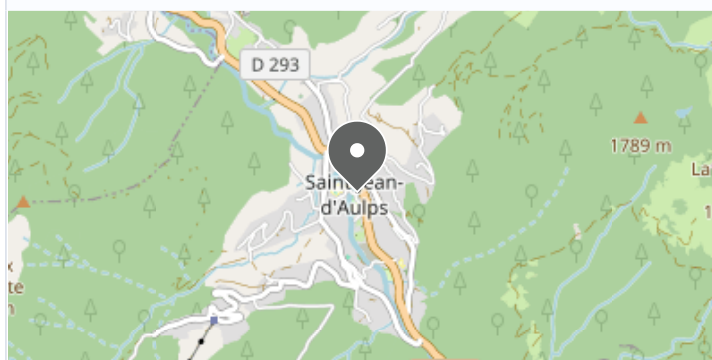
Reference VM752
N° of Order 401



Photo principale



Location



Address **71 Impasse des Fleurs, Saint Jean d'Aulps**

City **Saint-Jean-d'Aulps 74430**



Technical description

House type	Chalet
Living space	132 m ²
Floorage	105 m ²
Plot size	419 m ²
Levels	3
rooms	6
Bedroom	5
Nb. bathrooms	1
Shower room	2
Nb. WC	3
Indoor parking	1
Outdoor parking	2
Balcony	1
Terrasse	2
Garden surface	Yes
Year of construction	1997
Ancienneté du bien	Old
Prestige level	Normal
Construction Type	Bois
General condition	To do up
Kitchen	Fitted and equipped
Openings	Wood
View	Mountain
Exposition	South-East

GARAGE

Kitchenette



Description of appendices



Financial informations

Price **640 000€**
Occupation **Free**
Financial details



Description of parts

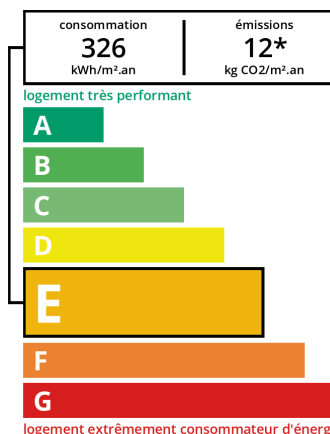
Niveau

Surface

Détail

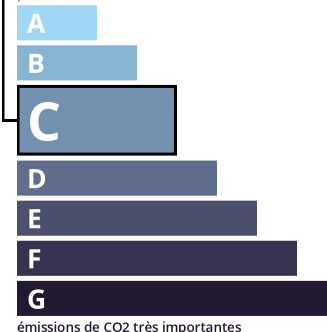


DPE / GES



* Dont émissions de gaz à effet de serre

12* kg CO2/m².an
peu d'émissions de CO2





Detailed description

This is a great opportunity to buy a detached chalet in a quiet and private setting in Saint-Jean-d'Aulps, on the way up to the Grande Terche ski station, not too far from the village centre.

The chalet is around a 10-minute walk from the village, with the bus stop at the end of the road and just a few minutes' drive to the télécabine for skiing in Saint Jean d'Aulps. Morzine and Ardent are also only around 10-15 minutes away by car, giving easy access to a much wider choice of ski areas.

Built in 1997, the chalet has been well maintained and offers a very comfortable family home, with five bedrooms and a particularly sociable open-plan living space. The kitchen, dining and sitting areas all work well together, with a wood-burning stove providing a cosy focal point in the living room. The living area opens onto a large south-east facing balcony, with beautiful views across the valley and mountains.

The chalet is nicely private, with the kitchen backing onto the forest, while the south-east facing outdoor spaces make the most of the views and sunshine. One of the bedrooms and its adjoining bathroom have also been recently renovated.

The accommodation is arranged over three floors:

Ground floor:

Garage, laundry area, WC and shower room, and a double bedroom.

First floor:

Entrance hall, WC, open-plan living and dining area with wood burner, and kitchen opening onto the large balcony. There is also a recent extension making a bedroom with en-suite bathroom with lovely views and direct access to the garden.

Second floor:

Three large bedrooms, a shared bathroom and separate WC.

The chalet was built to a good standard and, while there is some updating to do, there is nothing immediately urgent. It offers a good opportunity to make some improvements over time and put your own stamp on the property. It is used as a second home but also rents well.

The chalet forms part of a horizontal copropriété, with the only communal charge currently being snow clearance. A versatile property in a peaceful setting, with five bedrooms, good outdoor space, views and easy access to both Saint-Jean-d'Aulps and the wider Morzine valley.

The chalet is available to view immediately, with completion potentially possible around spring 2027.

Fees to be paid by the seller: Energy class E, Climate class C
Estimated amount of annual energy expenditure for standard use: between 2980.00 € and 4070.00 € 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. Our fees : https://files.netty.immo/file/company37049tfi/205/CYJ12/mhita_bareme_dhonoraires_maj_190625_5.docx



