



Charming detached 4 bedroom chalet with sauna, fireplace, large private garden and garage.

Price : 695 000 €

Reference 4132

Saint-Jean-d'Aulps

Chalet

Bedrooms 4

Bathrooms 3

Habitable Area 120 m²

DPE Energy Rating F

Gas Rating A

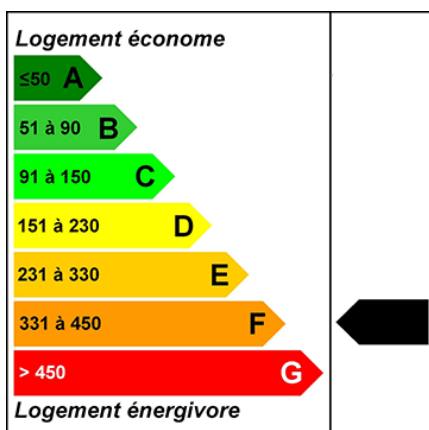
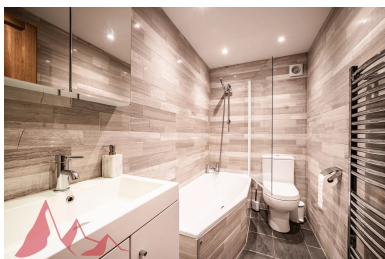
Description

Just over an hour from Geneva, Saint Jean d'Aulps combines authentic Alpine charm with direct lift access to Roc d'Enfer and the La Grande Têrche area - part of the Portes du Soleil ski domain, offering around 50km of family-friendly slopes. The village is well connected to both Swiss and French resorts, yet retains a peaceful atmosphere rooted in local tradition. Whether you're looking for a holiday retreat or a rental investment, Saint Jean d'Aulps offers stunning hiking trails, a true year-round

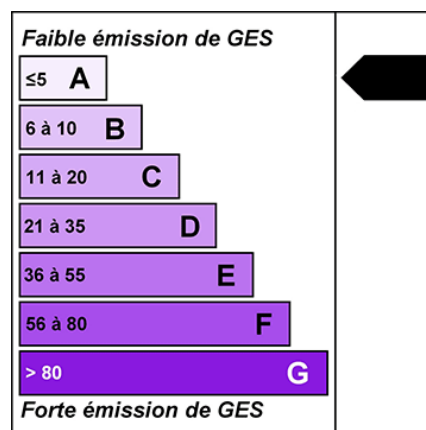
mountain lifestyle and a welcoming community. Morzine is just 5 minutes by car or you can use the local bus. The chalet is located in tranquil area of St Jean d'Aulps situated at the end of a small cul de sac. It benefits plenty of sunshine throughout the day. The garden surrounds this chalet making it a perfect family home. The village centre is just a 5 minute walk providing access to the bars, restaurants and shops. The village has a vibrant population with many people living here all year round. This beautiful 120m2 chalet offers the perfect blend of alpine character and modern comfort.

- Spacious open living area - featuring exposed wooden beams, a fireplace and plenty of natural light.
- The living area spills out onto 2 terraces with access to the garden.
- 4 double bedrooms - two with en-suite bathrooms and two sharing a family bathroom
- Sauna and shower room.
- Large private garden surrounding the property
- Secure garage which is independent to the chalet on private driveway
- Proven rental history.
- This is a fabulous opportunity for someone seeking a chalet in the area. For more information please contact Morzine Immobilier The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr





DPE/Energy consumption:
444KWhEp/m2.an



GES/Greenhouse gas emission:
14KgégCO2/m2.an

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