



## Prime chalet with huge potential and constructible land in Saint Jean d'aulps

**Price : 640 000 €**

**Reference 4124**

**Saint-Jean-d'Aulps**

**Chalet**

**Plot Area 1 m<sup>2</sup>**

**DPE Energy Rating G**

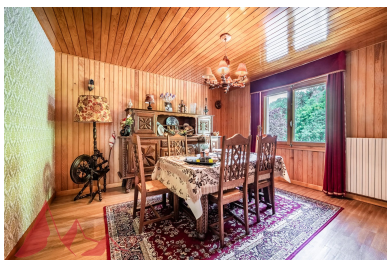
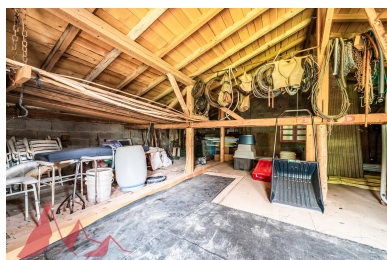
**Gas Rating D**

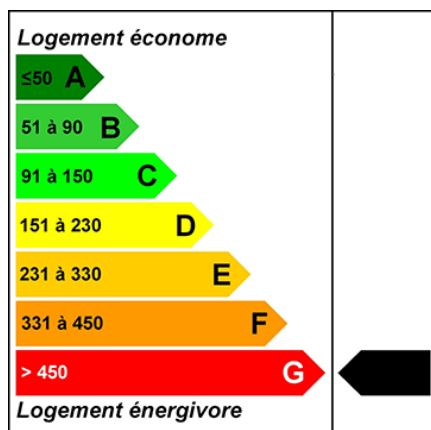
### Description

Prime chalet with huge potential and constructible land in Saint Jean d'aulps. An amazing opportunity to purchase a chalet with constructible land in one of the most prime locations of this charming village. Saint Jean d'aulps is a mere 5 minute drive from the heart of Morzine but has a fabulous community with shops and bars. The chalet is located in one of the more sought after areas just a few minutes walk from the centre. It benefits panoramic views and sunshine all day having a south facing exposure. It sits on a sizeable plot 940m<sup>2</sup>. The chalet is in need of some work but the potential is huge. The top floor with vaulted ceilings could be a stunning living area with bedrooms, games rooms, spas occupying the other 2 levels. The chalet is

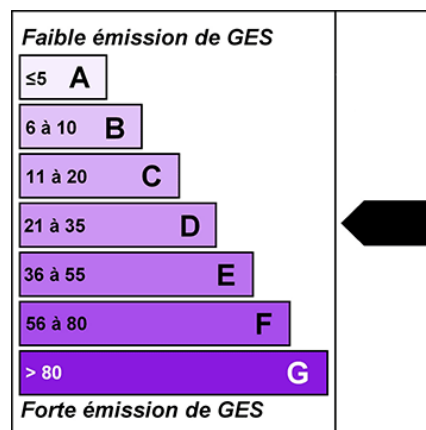


built all in concrete which enables a far easier renovation project. The garden area to the side can be kept as an expansive garden or an additional chalet could be built on this. At present the middle floor is habitable at present with the rest of the chalet requiring renovation for it to be habitable. The middle floor has Kitchen, living area, 2 bedrooms with a bathroom and toilet. In total the chalet is around 300sqm. This is a fabulous opportunity for someone looking for an amazing home in the area. For more information, please contact us at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





**DPE/Energy consumption:**  
**488KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**153KgEqCO2/m2.an**

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