



**\*\*under contract\*\* 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 m<sup>2</sup>**

**DPE Energy Rating F**

**Gas Rating A**

## Description

**\*\*under contract\*\*** 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 Terche 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.

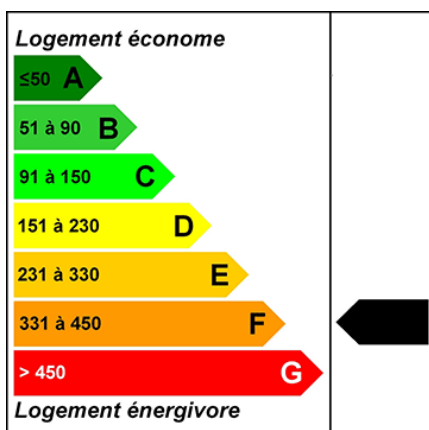
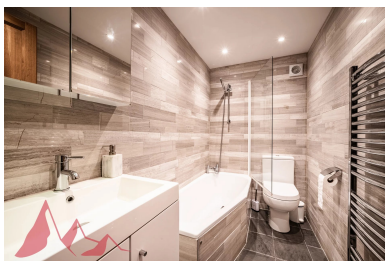
-Large private garden surrounding the property

-Secure garage which is independent to the chalet on private driveway

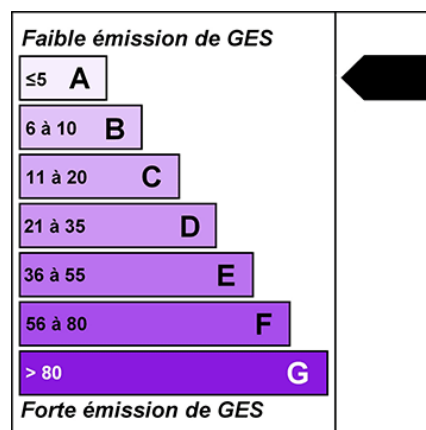
-Proven rental history.

-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](http://www.georisques.gouv.fr)





DPE/Energy consumption:  
444KWhEp/m2.an



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

## Important Notice

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