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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet des Nants

**La Côte d'Arbroz, St Jean d'Aulps & Vallée, Portes Du Soleil**

**1 185 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	1 185 000 €uros
<b>Status</b>	SOLD
<b>Last updated</b>	15/01/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Côte d`Arbroz
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	203 m²
<b>Land area</b>	919 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	4.4 km
<b>Nearest shops</b>	6 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	730.00 €uros
<b>Energy efficiency rating</b>	E (355)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Welcome to this lovely alpine chalet, a real gem nestled amidst the beauty of nature. This spacious 4-bedroom, 3-bathroom residence (with a total floor area of 203.51m<sup>2</sup>, of which 163,25m<sup>2</sup> is habitable space) offers a delightful combination of alpine charm and modern amenities, providing a perfect retreat for those seeking tranquillity and adventure in the heart of the mountains.

Upon entering, you are greeted by a spacious and inviting entrance hall, complete with ample storage for all your outdoor gear. Adjacent is a convenient cloakroom with a WC and wash hand basin, ensuring comfort for your guests. The real showstopper on the first floor is the expansive lounge, adorned with large feature windows that offer the wow-factor, taking in the views of the surrounding forests and panorama of mountain peaks. The vaulted ceiling adds a touch of grandeur to the space, complementing the cosy ambiance created by the open fire, perfect for unwinding after a day on the slopes.

For the chef in the family, the well-equipped fitted kitchen, boasts all the modern conveniences needed to whip up delicious meals for family and friends. Sharing this floor is a super family bedroom suite, comprising a large double bedroom with a feature freestanding bath as a centrepiece, and a mezzanine area ideally suited for accommodating children's slumber.

As you step outside, you'll discover a generously-sized covered west-facing terrace and balcony, offering the perfect setting for al fresco dining or simply soaking in the picturesque scenery while savouring the fresh mountain air. Here, you can immerse yourself in nature, listening to the gentle whispers of the wind through the trees and the harmonious melody of birdsong.

Venturing downstairs to the garden level, you'll find the master bedroom, a true sanctuary with a large ensuite that boasts a luxurious whirlpool bath, a walk-in shower, double sinks, and a separate WC. The private terrace attached to the master bedroom provides a serene space to relax and enjoy the peaceful surroundings. Two additional double bedrooms, a family bathroom, and a separate WC complete the accommodations on this level.

Sitting on a generous 919m2 plot of land, this alpine chalet beckons you to experience the essence of mountain living at its finest. Whether you're an avid skier, a nature enthusiast, or seeking a peaceful retreat, this property offers the perfect haven to make cherished memories with family and friends.







































