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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Le Noyer

Saint Jean d'Aulps, St Jean d'Aulps & Vallée, Portes Du Soleil

749 000 €uros



Contact

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Key Features

Price	749 000 Euros
Status	UNDER CONTRACT
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	181 m ²
Detached	No
Heating	Wood pellet boiler
Chimney	Pellet stove
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	650 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	D (203)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Maison le Noyer is situated within easy strolling distance of St Jean d'Aulps village centre, and is one of three dwellings in this sympathetically restored farmhouse. The property offers lots of living space, plenty of character, and a tranquil location with pretty views.

The main entrance to the property is situated at ground floor level, with a large and welcoming entrance hall. There are two very generous double bedrooms on this floor, both very tastefully decorated with modern feature walls contrasting with traditional wood finishes. One of the bedrooms has direct access to the garden, a lovely way to start your morning stepping out and breathing in the fresh mountain air! The two bedrooms are served by a large shower room with walk-in shower, WC and vanity unit. The bathroom also houses the laundry facilities. Rounding off the ground floor are two large walk-in storage cupboards, a hanging wardrobe space and a cellar, ideal for storing away coats and shoes as well as the vacuum cleaner and ironing board and other associated clutter!

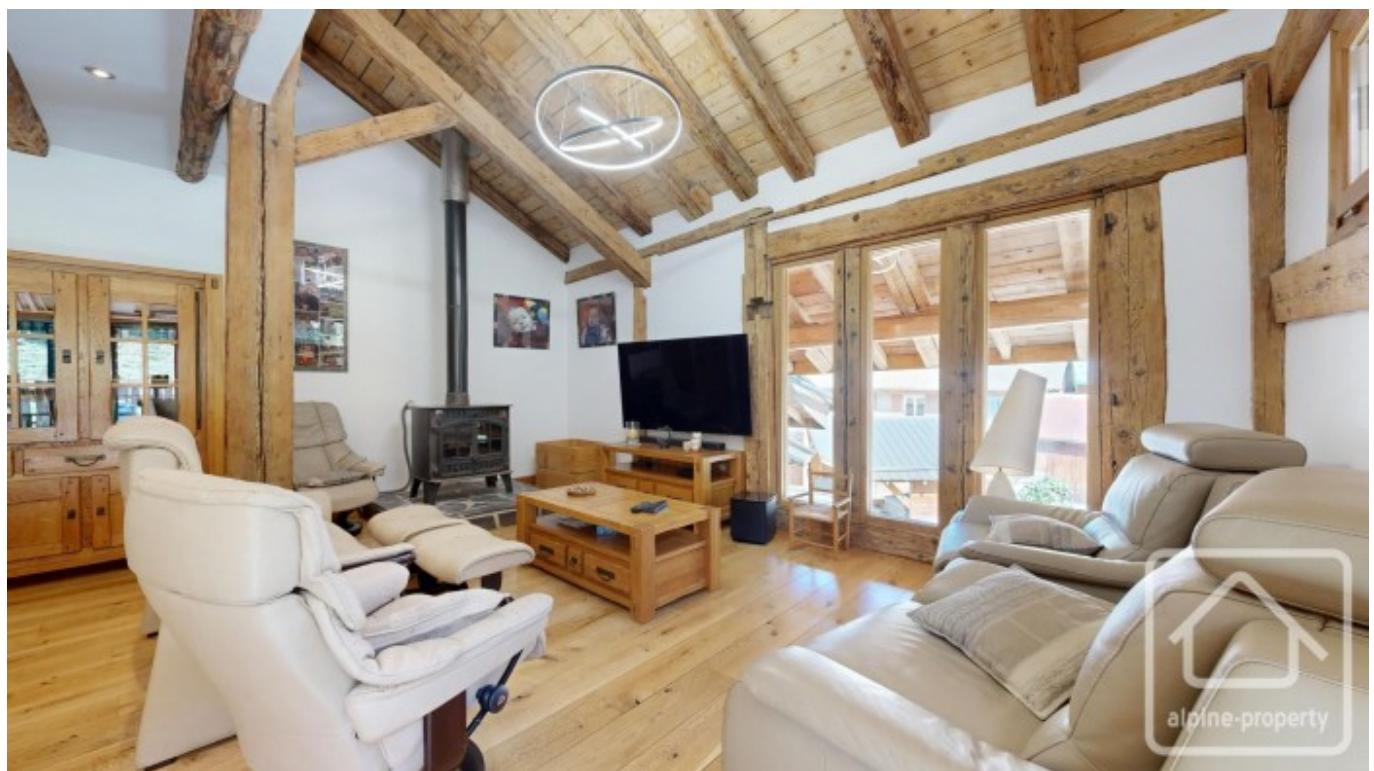
Stairs lead up to the first floor, where the main living accommodation is laid out. There is plenty of wow-factor, with exposed beams, high ceilings, and a superb verandah that floods the space with light. There is a brand new fitted kitchen with all mod cons, finished in a tasteful Scandinavian blue colour. Beyond the kitchen is a further room which is suitably proportioned for use as a home office, utility room, kids TV den or to create an additional bedroom. The living space is generously proportioned, and is both cosy and bright. A pellet - burning stove (with back boiler for heating and hot water in the winter) adds a focal point to the room, and is very efficient to run. The verandah makes a fabulous dining room, allowing you to make the most of the lovely views, and the raised terrace is perfect for enjoying a relaxing summer afternoon with a book or evening aperitif as the sun sets.

On the top floor, you will find the master bedroom, which is light and spacious, with high ceilings and exposed beams. It's a real sanctuary, offering a quiet and calm escape. The master bedroom has its own WC and sink, and there is also a family bathroom on this floor. The final bedroom on this floor is a small double, with a fitted single bunk bed.

Outside, there is an easy-to-maintain garden with space for a kids trampoline, barbecue and outdoor dining area, or for an army of snowmen in the winter!

The property is sold with a very handy double garage, fitted with electronic doors, giving you space to keep 2 cars out of the worst of the winter weather, but also offering secure storage for bikes and other sporting/outdoor equipment. The ski bus stops around 150m from the front door, and the village centre is under 10 minutes' away on foot.















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