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# Chalet L'Ours

**Essert Romand, St Jean d'Aulps & Vallée, Portes Du Soleil**

**865 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	865 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	11/12/2018
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Floor area</b>	190 m²
<b>Land area</b>	598 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	500.00 Euros
<b>Energy efficiency rating</b>	E (261)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

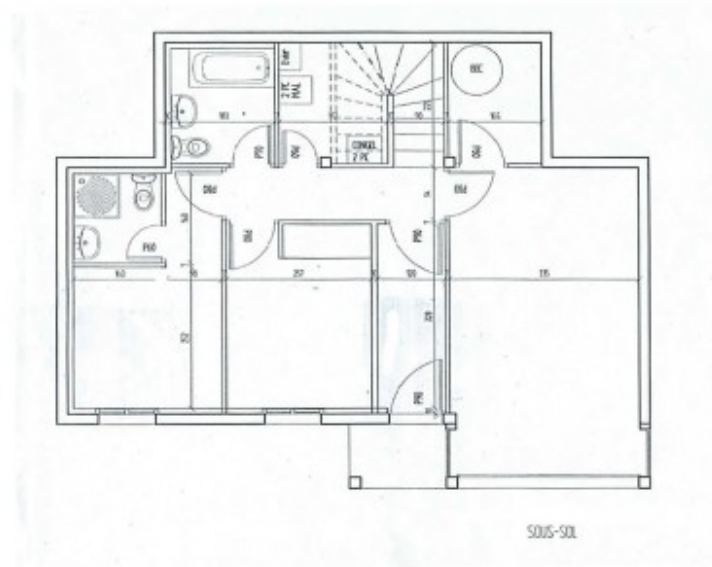
Chalet l'Ours is a modern chalet, built in 2005, and is situated at the end of a quiet cul-de-sac overlooking the village of Essert Romand. The chalet is in fantastic condition, and is split over three levels. The main entrance to the property is on the ground floor, which also houses the large garage, utility room, double bedroom with en-suite bathroom, and a second double bedroom and family bathroom.

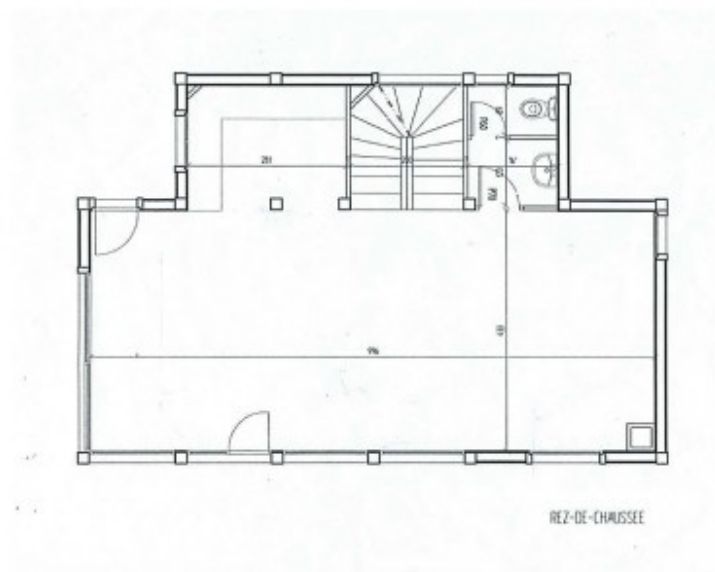
Upstairs, the entire floor is open plan which really makes the most of the absolutely beautiful views. The 180° panorama is simply breath-taking, sweeping from the Pointe de Nantaux towards the north across to the Pointe de Ressachaux in the south. It's a view you will never tire of! There is a fitted kitchen, dining area, snug taking in the most of the views, and cosy lounge area for relaxing in front of the fire. A separate WC is a handy addition to this floor. On the top floor, there is a master bedroom with en-suite shower room, plus a further two double bedrooms and bathroom.

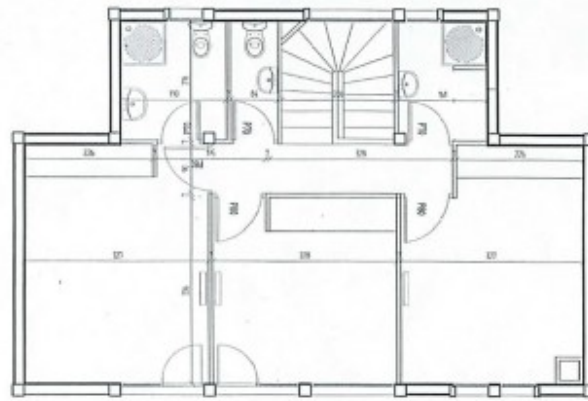
Outside, the beautiful garden is fully landscaped and easy to look after. The property is not overlooked by the neighbours and is bounded on the north and west by open fields. There are a couple of outdoor patios, ideal for outdoor dining, relaxing on the sun-loungers with a book, or why not fit a hot tub to enjoy under the stars?

The chalet is a short walk from the closest ski bus stop (200m), and is also a pleasant stroll from the village centre, where you will find the popular "Petite Auberge" restaurant and bar. Open all year round, this lovely local auberge is perfect for a leisurely summer lunch, and few après-ski beers or dinner with friends. Morzine town centre is around 3.5km away, and has a wide selection of shops, bars and restaurant, as well as access to the full Portes du Soleil skiing and mountain bike domain, and other sporting facilities (aquatics complex, ice rink etc).

The size, location and condition of this chalet would also hold wide appeal to the holiday rental market, and could provide a very good income if let out on a weekly basis to holidaymakers.







ETAGE

























