



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet du Pré

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

1 400 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	1 400 000 €uros
Status	SOLD
Last updated	19/03/2018
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	6
Bathrooms	6
Floor area	300 m ²
Land area	1609 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	5.7 km
Nearest shops	2.5 km
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Energy efficiency rating	D (227)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

It is difficult to know where to start with a property as special as Chalet du Pré! Inside and out, this is a property that when trying to describe, you will quickly run out of superlatives!

You might be fooled into thinking this property is all about the stunning oak frame build, the quality of the finish, or even the creature comforts on offer, but in fact, the pinnacle of this property is the position. This property is all about the views. An Alpine meadow spreads out before you in front of a backdrop of sloping forests, before giving way to the literal and figurative high point of the panorama with the majestic Roc d'Enfer, soaring 2204m in to the sky. In summer, you will be enchanted by the sea of wild flowers swaying before you in the gentle breeze, and in the winter, watching the setting sun hit the mountain peaks as you luxuriate in the outdoor hot tub is sure to be one of life's more memorable moments.

The standout architectural feature of this stunning property is the hand-crafted oak frame, which is not only beautiful to look at, it is also the perfect structure to allow vast open interiors and stunning panoramic picture frame windows for this incredible setting.

Careful thought has been put in to the layout of this property. Spread over three floors, there are a total of 6 double bedrooms, all en-suite, and all with those unforgettable views. The main living space is both horizontally and vertically open plan! The double height living space with feature chimney and panoramic triple-aspect windows is light, bright and airy, but still cosy as the winter nights draw in. A fully fitted kitchen with all the modern conveniences you would expect in a property of this quality means that cooking is sure to be a pleasure rather than a chore, and the convivial dining area will ensure many an entertaining evening spent amongst friends.

To help you to relax, the indoor sauna and outdoor hot-tub will soothe away the stresses of work life, and after an hour on the balcony with a glass of wine taking in the views, the rat-race will seem a million miles away!

On a practical note, there is a large laundry room, large boot room with underfloor heating, and parking for 6 cars. The property is fully triple glazed, which not only helps keep heating costs down in winter, it also helps keep the property cool in summer. Built in 2014, you can be sure that this property is not only beautiful inside and out, it also built to the highest of standards and in line with all current environmental and regulatory norms, giving you



















