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# Chalet Bellevue

**Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil**

**485 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	485 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	22/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	115 m²
<b>Land area</b>	623 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	6.5 km
<b>Nearest shops</b>	4 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	451.00 Euros
<b>Energy efficiency rating</b>	E (324)
<b>CO2 emissions</b>	C (16)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Bellevue is situated in a very pretty location close to the centre of the village of Le Biot. The setting enjoys plenty of sunshine and fabulous views. Built in 2003, the chalet is constructed over 2 floors and is in excellent condition inside and out.

The chalet is entered at the rear of the property, with the front door opening into an entrance vestibule with storage for coats and shoes, leading through to the living space. The living/dining area is open-plan and is equipped with a wood burning stove, making for a cosy and welcoming space to relax. The semi-open plan kitchen is fully fitted with all modern appliances. 2 double bedrooms complete this floor, sharing a family bathroom and separate WC.

Downstairs, there is a very generous laundry room/boot room. Planning permission has been granted to install an external door to this room, providing quick and easy access to the house from the outdoors, and making the laundry room a much more practical and useable space. There is an additional store room of approx 20m², perfect for storing winter tyres, summer duvets, or for use as a workshop, hobby room or home cinema. The remainder of the ground floor is a beautifully appointed self-contained 1 bedroom apartment, comprising a bright and spacious living room with kitchenette, a bedroom with an ensuite bathroom and a separate WC.

Outside, there is good-sized enclosed garden, with patio and views. There is off-street parking for 2-3 cars. Planning permission has been to allow for the installation of additional patio doors and windows in the main living room, bringing in lots of additional light to the already bright house, and more importantly, making the most of those fabulous views! Architect's plans are available, which also incorporate a proposed redesign of the internal layout and a modification to the parking area which will improve accessibility. Don't hesitate to contact us for more details!



















