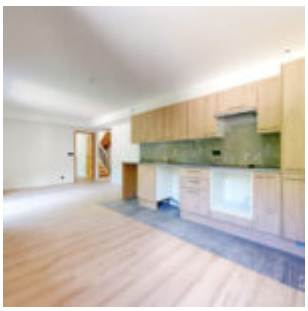
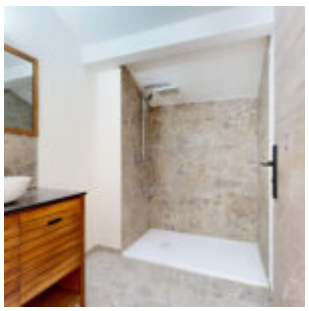
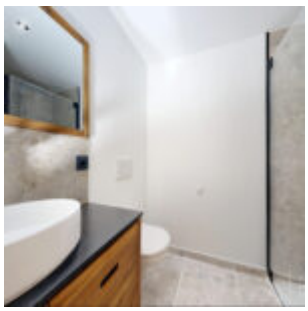
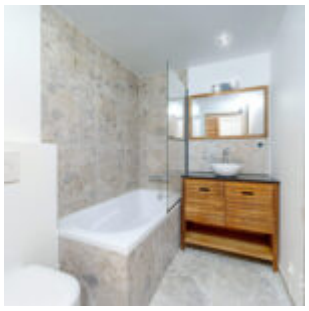
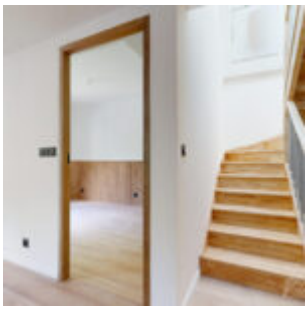
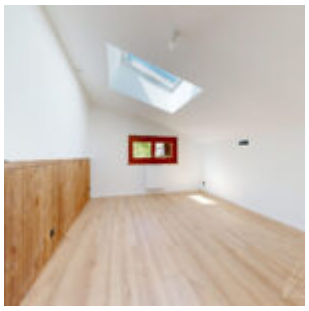
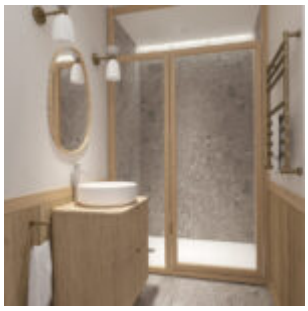
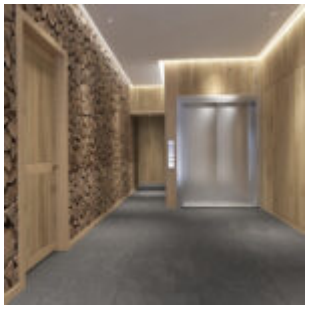
AGENCE
MY HOME
in the Alps

Appt 16, Chalet Clos Florine

Price : 550 000€





Bright and Modern Duplex in the Heart of La Grande Terche, Saint Jean d’Aulps.

Welcome to Chalet Clos Florine, a former holiday center beautifully transformed into an intimate residence of 18 apartments. Located just steps from the ski lifts and local shops, this address offers a blend of authentic mountain charm and modern comfort.

On the top floor of the building, Apartment 16 enjoys a prime southwest corner position and a generous total surface area of 103 m² (93.2 m² of living space plus 9.7 m² with ceiling height under 1.80 m).

This bright, well-designed duplex spans two floors and offers 4 bedrooms and 2 bathrooms, comfortably accommodating up to 8 people—ideal as a family home or rental investment.

Layout over Two Levels: Comfort and Functionality
The main level features a welcoming entrance hall that opens into a spacious, light-filled living area. The open-plan living/dining room extends onto a 12 m² west-facing balcony—perfect for enjoying the afternoon sun or dining outdoors.
The partially equipped kitchen includes upper and lower cabinets, worktop, stovetop, extractor fan, sink, and tapware. A first double bedroom, along with a bathroom featuring a bathtub, vanity unit, and WC, completes this floor.

Upstairs, you'll find three large double bedrooms, all benefiting from natural light, as well as a stylish family bathroom with a walk-in shower and vanity unit, and a separate WC.

High-Quality Features and Finishes
Wooden flooring in the main living areas, modern tiling in the bathroomsStylish matte black switches and handlesEnhanced insulation (Energy rating C) for year-round comfortElevator access, private storage cellar, and two parking spacesPeaceful setting with forest views, just steps from the ski liftsImmediate delivery – Move-in or rent-readyA rare opportunity in a dynamic, family-friendly resort—perfect as a primary residence, holiday home, or turnkey rental investment.
In a condominium of 18 lots. No ongoing proceedings. Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :4
Bathrooms :2
Surface area (m2) :93.22
Price :550 000€

PRESENTATION OF THE PROPERTY

Price :550 000
Charges mensuelles :0.00
Situation :Saint-Jean-d'Aulps

PARTS

Number of main parts :5
Beadrooms :4
Bathrooms :2
WC in bathroom(s) :2

MY HOME IN THE ALPS

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30

AGENCE
MY HOME
in the Alps