AGENCE
MY HOME
in the Alps

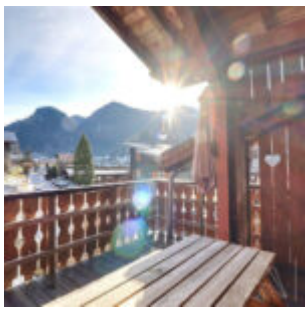
# Chalet les Glycines

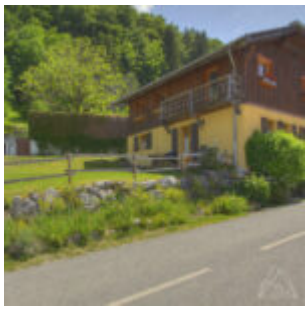
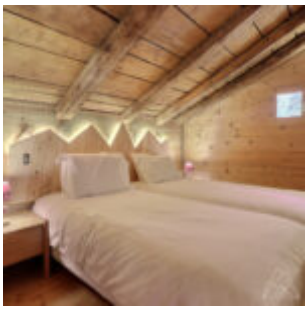
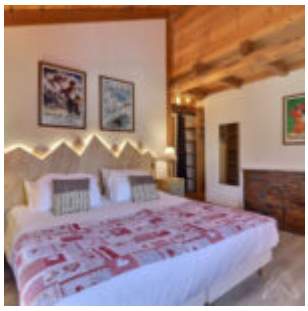
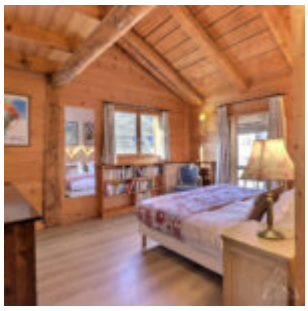
Price : 849 000€

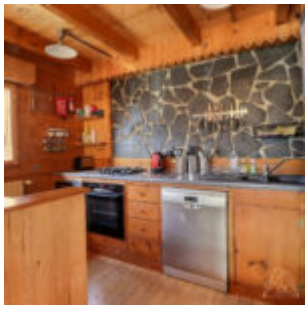
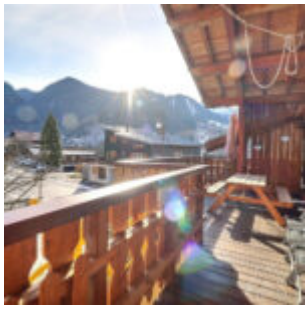








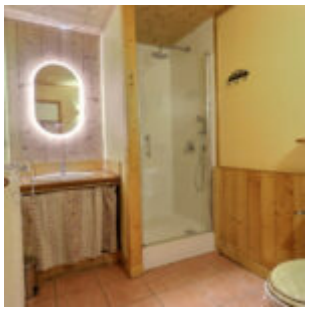



















Chalet Les Glycines is an elegant Alpine chalet combining a central village setting with excellent access to skiing and highly flexible accommodation. Suitable as either a main residence or a second home, the property enjoys a peaceful position in the heart of Saint-Jean-d'Aulps, within easy walking distance of the local boulangerie, cafés, restaurants, and everyday amenities.

The Roc d'Enfer ski area is just minutes away, while Morzine and Ardent, gateways to the Portes du Soleil ski domain, can be reached in approximately 10mins by car.

Fully detached and enjoying a predominantly south to south-west facing aspect, the chalet benefits from all day sunshine. Flat, enclosed gardens extend on both sides of the property, while a generous terrace and upper balcony provide ideal outdoor spaces with open views across the surrounding mountains.

Renovated around 2000, the chalet has been configured into two independent units, allowing for flexible uses and offering immediate rental potential. This layout is ideal for owners wishing to combine personal use with rental income, or for those seeking a fully income-generating property.

Garden level
Two cellars housing the boiler and hot water systemsLarge ski room and bike storageSeparate entrance providing independent access to the ground-floor apartmentGround-floor apartment

Comfortably sleeping up to 8 guests, the apartment comprises:
Two double bedroomsOne triple bedroomTwo bathroomsA traditional Haute-Savoyard kitchen full of characterSeparate living room centred around a powerful wood-burning stove set into an original stone feature wallUpper chalet
Accessed via external steps, the upper chalet opens into:

Entrance hall with WC and laundry roomStriking main living area with double-height ceilings, exposed beams, and excellent natural lightSemi-open, fully equipped kitchen retaining an authentic Savoyard styleLarge sliding doors opening directly onto the sunny terraceTwo double bedrooms to the rear of the living space, a bathroom, and a flexible laundry room or office, which could also serve as an additional bedroomMezzanine level featuring a double bed, a further double bedroom, and an additional bathroomTechnical & management details
RING security cameras and exterior security lighting, all accessible remotelyRemote control of heating and hot water, including upstairs towel railsFibre broadband installedGardener and laundry services in place aiding remote ownership and rental managementA new boiler, installed only a year ago and covered by an annual service contract Wood-burning stoves and chimneys serviced annuallyChalet Les Glycines is a beautifully presented and authentic Alpine home, offering both strong lifestyle appeal and excellent rental prospects. Its rare flat, sunny garden, generous terraces, central village location, and well-established management setup make this a standout opportunity in Saint-Jean-d’Aulps.
Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 5558.00 € and 7521.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

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Beadrooms :7
Bathrooms :4
Surface area (m2) :258.00
Land area (m2) :554
Village center
Good rental income
Price :849 000€

## PRESENTATION OF THE PROPERTY

Price :849 000
Charges mensuelles :0.00
Situation :Saint-Jean-d'Aulps
Partiellement meublé

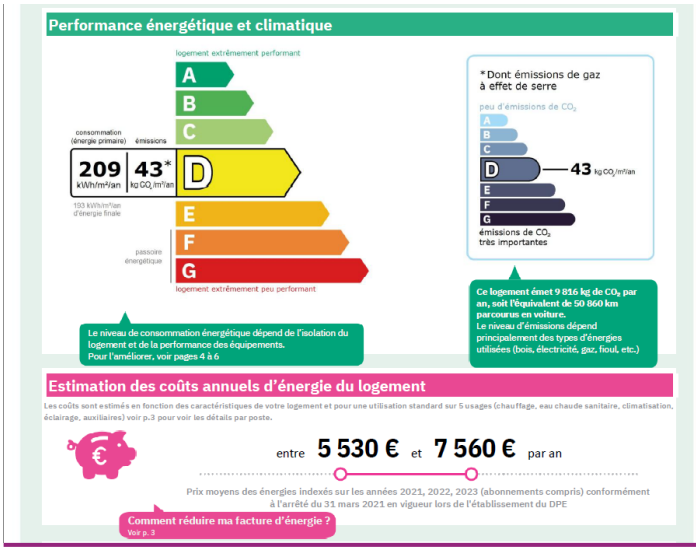
## PARTS

Number of main parts :12
Beadrooms :7
Bathrooms :4

## MOVE

Parking spaces :3

## LES PERFORMANCES ÉNERGÉTIQUES




**MY HOME IN THE ALPS**

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