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# Chalet Le Bosquet

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

**775 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

|                                 |                          |
|---------------------------------|--------------------------|
| <b>Price</b>                    | 775 000 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>                  | Saint Jean d'Aulps       |
| <b>Bedrooms</b>                 | 4                        |
| <b>Bathrooms</b>                | 3                        |
| <b>Land area</b>                | 3258 m <sup>2</sup>      |
| <b>Detached</b>                 | Yes                      |
| <b>Heating</b>                  | Combined system          |
| <b>Chimney</b>                  | Pellet stove             |
| <b>Nearest skiing</b>           | 650 m                    |
| <b>Nearest shops</b>            | 650 m                    |
| <b>Garden</b>                   | Yes                      |
| <b>Garage</b>                   | Single                   |
| <b>Drainage</b>                 | Mains drains             |
| <b>Taxe foncière</b>            | 1169.00 Euros            |
| <b>Energy efficiency rating</b> | E (268)                  |
| <b>CO2 emissions</b>            | C (13)                   |
| <b>Agency fees</b>              | Paid by the seller       |

## Property Description

Chalet le Bosquet is a very handsome chalet, enjoying a commanding position overlooking the valley of St Jean d'Aulps. Situated just a couple of hundred metres from the ski lifts and the amenities of the ski resort, this beautiful chalet is a wonderful home-from-home in both summer and winter.

The chalet was built in 2006 by a very reputable local builder, and has been beautifully maintained both inside and out by its current owners. The chalet is approached via a private drive, and has ample parking for several cars. The chalet is built over three stories, with the main entrance on the ground floor. An entrance hall leads to a double bedroom with en-suite wet-room with shower, WC and sink. Completing the downstairs level is a laundry room (kept warm and dry by the hot water tanks) with washing machine, tumble dryer, and storage, and the sauna with shower and WC. The ground floor also houses the integral garage with electric door and built-in storage.

Upstairs on the middle floor is the main living space, which is fully open plan. The built-in oak kitchen with granite worktops is of excellent quality, and has all the usual mod cons. The rest of the space is divided into a dining area, which takes in the magnificent views, a relaxation area around the wood-burning stove, and the TV area, tucked into a cosy corner. A superb covered patio adjoins the chalet on this level, with sliding doors from the dining area. Perfect for summer barbecues and protected from the elements, this lovely outdoor space is the ideal spot for quiet relaxation or enjoying an al-fresco dinner with friends. The jacuzzi adjoins the patio, and is a magical spot from which to enjoy a glass of champagne, whilst taking in the winter wonderland views. Upstairs on the top floor is the main sleeping accommodation, with 3 double bedrooms and a family bathroom, as well as a separate WC.

The chalet sits on an impressive plot of over 3000m<sup>2</sup>, meaning your privacy is guaranteed. The views are simply stunning; an ever-changing vista of beautiful mountains, with the twinkling lights of the village in the valley below. The ski lifts are within walking distance, as are handful of shops, bars and restaurants in the winter season. The ski bus runs below the chalet, linking the ski resort to the main village.

Sold fully furnished, including the sauna and jacuzzi, this immaculate, low-maintenance chalet in perfect condition is ready to be snapped up and enjoyed!













