



## **A rare detached chalet on huge plot in a sunny location with a lot of potential, Essert la Pierre**

**Price : 725 000 €**

**Reference 4013**

**Saint-Jean-d'Aulps**

**Chalet**

**Bedrooms 4**

**Bathrooms 3**

**Floors 3**

**Habitable Area 165 m<sup>2</sup>**

**DPE Energy Rating G**

**Gas Rating A**

## **Description**

A rare detached chalet on huge plot in a sunny location with a lot of potential, Essert la Pierre. This chalet is situated in the sunny village of Essert la Pierre, in a tranquil location with beautiful views of the mountains and forest. It is built on a plot of 3373 m<sup>2</sup> in a natural and protected area. The garden area is quite magnificent. With its great potential, following a renovation,



this property can be transformed into a unique and remarkable space that perfectly aligns with your own personal style and preferences. There is an entrance that provides access to a living/dining room with high ceilings and stunning views overlooking a garden terrace. Additionally, there is an ensuite bedroom, a WC, and a kitchen that can be easily opened into the living room. The first floor has a mezzanine area which is currently an office with an additional two bedrooms and a bathroom. Numerous fitted storage spaces are available. On the garden level there is an en-suite bedroom with sauna and a very functional double garage. In the basement, a large cellar (currently used as further storage) also allowing access to the garden. The property boasts a vast living space, excellent exposures and a prime location, making it an ideal investment with endless potential. Surrounded by unconstructible land, you are guaranteed peace and exceptional views. The chalet is composed of: Entry:

-Open plan living area, part double height, opening onto a terrace

-Kitchen

-Bedroom with shower and basin

-Guest toilet 1st floor:

-2 bedrooms

-Mezzanine area

-Bathroom

-Storage space Terrace level:

-Garage

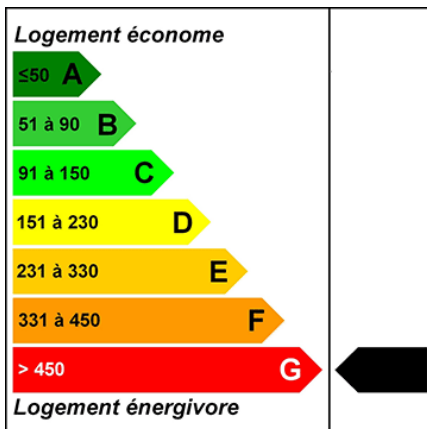
-Double bedroom

-Large bathroom with sauna Sub basement:

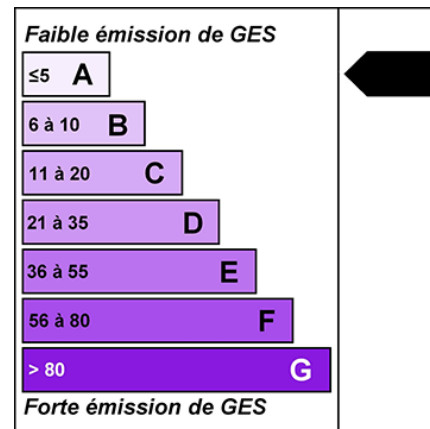
-Large storage area with access to garden

For more information, please contact us at MORZINE IMMOBILIER. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





DPE/Energy consumption:  
573KWhEp/m2.an



GES/Greenhouse gas emission:  
18KgéqCO2/m2.an

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