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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chez Patou

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

275 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	275 000 Euros
Status	SOLD
Last updated	29/08/2013
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	1
Floor area	200 m ²
Land area	310 m ²
Detached	Yes
Chimney	Wood burning stove
Nearest skiing	5 km
Nearest shops	2 km
Garden	Yes
Drainage	Septic tank
Agency fees	Paid by the seller

Property Description

This character property sits on an elevated sunny plot above the village of St Jean d'Aulps, with fabulous views of the Roc d'Enfer and the slopes of St Jean d'Aulps ski station, with the whole valley spread out below. The surroundings are incredibly peaceful, whilst being within easy access (a few short minutes by car) of all the amenities of St Jean d'Aulps.

The property as it stands is habitable, but a little primitive. However, the property could quickly be made more comfortable with the addition of double glazing and a more efficient heating system. There is currently a useable but outdated kitchen and a spacious lounge. There is also a dated bathroom and two double bedrooms, one of which has a large "stable" area leading off the back, ideal for transformation into a dressing room and/or en-suite bathroom.

The main potential of this property is the undeveloped barn, which could be transformed into a dream living space. It measures around 85m², and has the potential to add a storey plus mezzanine or 2 storeys to the property, taking advantage of the views and elevated position, as well as incorporating the character beams and chimney. Planning permission would need to be obtained for any conversion work.

The roof is in excellent condition and does not need any work, having been recently replaced, which is a big saving for any potential purchaser.

An independent 2 storey barn is also included in the sale of the property. The barn could be converted into a garage or workshop, or could equally be converted into spacious and characterful guest accommodation.

The property also has 3 cellars, 2 of which are vaulted, and parking space for several cars.

The plot itself is south-facing, and measures approx. 310m² in total. The land gently slopes and opens out to beautiful views across the valley.



























