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Appt. Le Gys

Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil

350 000 €uros



Contact

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Key Features

Price	350 000 Euros
Status	FOR SALE
Last updated	22/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	3
Bathrooms	2
Floor area	58.4 m ²
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	9 km
Nearest shops	6.5 km
Garden	Yes
Drainage	Mains drains
Number of lots	2
Procédure en cours	No
Energy efficiency rating	E (292)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

Apartment le Gys is one of just two apartments in this small residence in the hamlet of Gys, a short distance from the Savoyard village of le Biot. The apartment occupies the top 2 floors of the building, and it has been very tastefully renovated and is in perfect condition.

The main living space comprises a spacious fitted kitchen with all the usual mod cons, a dining area, and a living area centred around a wood burning stove. The space is light and bright, with triple aspect windows. Completing this floor is a large double bedroom, and a separate bathroom with WC.

Upstairs, there is an even more spacious double bedroom, a smaller single bedroom, ideal for use as a home office, and a family bathroom. There is also a substantial amount of storage in the eaves.

Outside, there is a sunny balcony with lovely views, and the real asset of this property, the super garden. Principally laid to lawn, with a deck ideal for al-fresco dining, the garden is safe for children and pets and offers generous outdoor living space.

Completing the property is two substantial caves, providing secure storage for bikes, skis and other sporting equipment or garden tools. There is also private off-street parking.

The apartment is in excellent condition throughout and requires no work, and the annual charges are minimal.

The apartment lies around 2km from le Biot village centre, 15 minutes from Morzine town centre, 20 minutes from Lake Geneva, and approximately 1h15 from Geneva airport.

The property is covered by the copropriété rules.



















