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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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Atelier Bas Thex

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

189 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	189 000 €uros
Status	UNDER CONTRACT
Last updated	24/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Floor area	70 m ²
Land area	763 m ²
Detached	Yes
Heating	None
Ski access	Ski bus
Nearest skiing	4.3 km
Nearest shops	2 km
Garden	Yes
Garage	Double
Drainage	None
Taxe foncière	377.00 €uros
Agency fees	Paid by the seller

Property Description

A practical and versatile workshop/garage, offering 70m² of floorspace, with a breeze-block construction and featuring a solid wooden frame roof topped with hard-wearing stainless steel. The layout includes windows and openings on the east, west, and south facades, ensuring ample natural light and ventilation throughout the day. Above the main workshop is a fully boarded second floor, with full head height under the apex of the roof, and tapering away under the eaves.

Conveniently situated in the hamlet of Bas Thex, within walking distance of the centre of St. Jean d'Aulps village, this property offers a handy blend of rural tranquility and urban accessibility. The property sits on a plot of over 700m², which is constructible around the workshop, and fully non-constructible to the rear. The land to the rear of the property presents various possibilities for outdoor enjoyment and landscaping, and around the workshop adjacent to the road, provides ample space for off-road parking, accommodating a couple of vehicles comfortably.

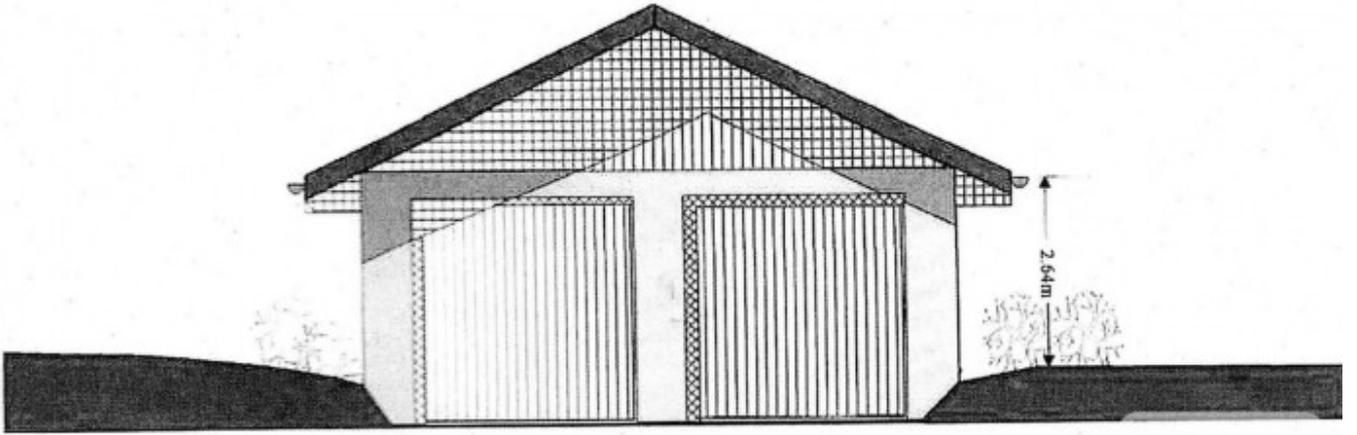
Already equipped with mains electricity, and with mains water and sewage conveniently adjacent, this workshop/garage is primed for immediate use. Additionally, the property offers the potential for conversion into a residential dwelling, catering to a variety of work/life requirements. The option to raise the roof and add an extra storey further enhances the property's adaptability and future potential, making it an enticing prospect for those seeking a customizable living or working space in a picturesque Alpine setting.



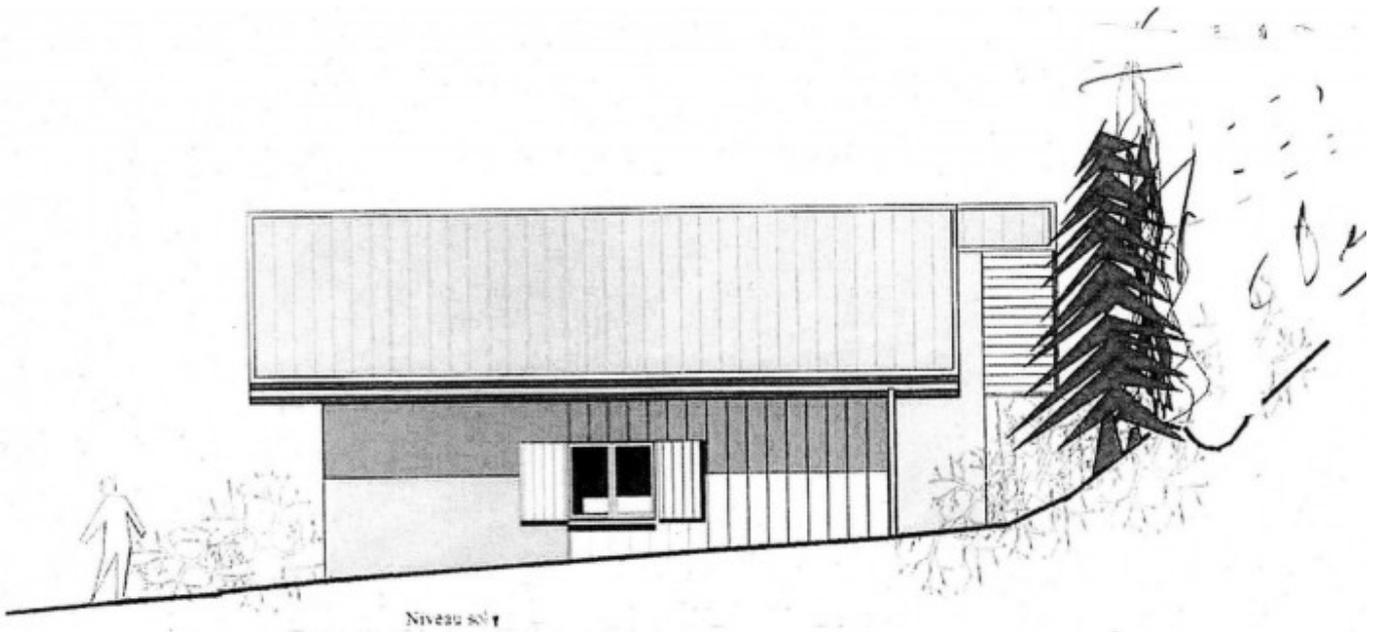








Façade Principale



Façade Latérale



