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# Demi-Chalet Nant de la Scie, 2

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

**250 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	250 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	09/04/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	La Baume
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	120 m²
<b>Detached</b>	No
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	13 km
<b>Nearest shops</b>	13 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This end-of-terrace property is a total reconstruction of a former row of farmhouses, situated in the distinctively-named hamlet of Urine, close to the village of la Baume. The location is very quiet and rural and creates a striking juxtaposition to the brand-newness of the property.

Split over 3 levels, the main entrance to the property is on the ground floor. There are two large double bedrooms, a bathroom and separate WC, a laundry room, and plenty of built-in storage.

Upstairs, there is a very bright and sunny living room, with access to a large, covered south-facing balcony. Getting plenty of sun, and with a roof over your head, this balcony is perfect for use all year round. At 14m², there is plenty of space for an outdoor dining table for all the family. The kitchen (units and appliances not included in the price) is found to the rear of the property, and has fantastic views over the valley, and a double-height ceiling for that feeling of extra space.

On the top floor, there is the large master bedroom with ensuite and built-in storage. The master bedroom occupies the whole floor.

Outside, there is a covered parking space and a small south-facing garden. There is also a very large cellar, shared with the adjoining property, which provides storage space for skis, bikes and garden furniture etc.

The hamlet of Urine is “entre lac et montagne”, almost halfway between lake and mountain. Approximately 15km from Morzine and the Portes du Soleil skiing domain, and 20km from Lake Geneva and all the amenities the lake and lakeside towns and villages have to offer

The property is covered by the copropriété rules.

























