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Appt. Marie

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

285 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	285 000 Euros
Status	SOLD
Last updated	16/03/2018
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Le Biot
Bedrooms	2
Bathrooms	1
Floor area	88.5 m ²
Land area	367 m ²
Heating	Oil fired central heating
Ski access	Ski bus
Nearest skiing	8 km
Nearest shops	1 km
Garden	Yes
Drainage	Mains drains
Taxe foncière	298.00 Euros
Annual charges	100.00 Euros
Number of lots	4
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This beautiful, bright apartment offers very spacious accommodation in a really lovely setting. Situated in the hamlet of Richebourg, part of the Savoyard village of Le Biot, Apartment Marie is one of 4 apartments in this renovated farmhouse whose origins date back to the 18th century.

Fully refurbished in 2012, the apartment has an open plan kitchen-living space of around 40m². There is a modern fully fitted kitchen, a large dining area, and a beautifully bright sitting area with patio doors out onto the garden, all in perfect condition. A large hallway links the living space to the two double bedrooms. The wide hallway gives a luxurious feeling of space, and has scope to fit built-in storage. Both double bedrooms are also generously proportioned with room for a double bed and bunks in each, and one has a feature fireplace. The bathroom is modern and stylish with a huge walk-in shower, vanity unit and plumbing for the washing machine, and there is a separate WC.

The outside space at Apartment Marie is just as much a feature of this property as the beautiful inside space. Divided into two distinct areas of lawn and patio/hard standing, both bask in the sun all day long. The garden area is perfect for children to play in, with the patio ideal for al-fresco dining, and the hard-standing provides enough space for half-a-dozen cars! The views in every direction are simply wonderful, and it would be easy to spend hours simply relaxing in this sunny spot!

The property is approximately 10 minutes' walk from the centre of le Biot, which is a delightful village offering a shop/bar/restaurant with pizza takeaway, as well as a fromagerie and a boulangerie; a short stroll to stock up on bread, wine and cheese will easily become a part of your daily routine! The regular Balad'Aulps Bus passes by on route to Morzine and Les Gets. Otherwise you can take your car to Morzine which is approx 15 mins drive, or Les Gets a further 10 mins up the road. Lake Geneva is around 20 minutes and the airport around 75 mins.

The property is covered by the copropriété rules.













