



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. Le Grand Cerf, 97

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

**220 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	220 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	08/04/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	56 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	50 m
<b>Nearest shops</b>	250 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	558.00 Euros
<b>Annual charges</b>	1983.00 Euros
<b>Number of lots</b>	1231
<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 spacious duplex apartment is situated on the top floor of the village's highest apartment building, situated next to the pistes in the village of la Grande Terche. On the 9th (top) floor, the apartment has plenty to offer!

The front door of the apartment opens on to an entrance hall with small built-in cupboard and coin-montagne with space for bunk beds (the current owner prefers to use this area as coat/shoe storage etc). A shower room and separate WC are also located off the entrance hall. The space then opens up into a very spacious L-shaped open plan kitchen/living/dining area. Larger than your average apartment, there are 2 separate seating areas, plus comfortable dining area overlooking the balcony and forest beyond. Windows to the south and west provide ample light as well as views over the pistes, and the double-height ceiling in the seating area gives a real feeling of space. Any future owner could also take advantage of this double-height ceiling to add a mezzanine level (with limited head height). Stairs lead to the second floor, where there are 2 double bedrooms and a second bathroom.

Sold fully furnished, this apartment is ideal for a family looking for a lock-up-and-leave holiday pad, close to the slopes, and with plenty of space for relaxation!

The apartment also has a separate ski locker, and a highly sought after private garage! The garage is a real bonus when the weather is bad or during the busy periods when there is competition for parking, and it also provides extra secure storage for expensive sporting equipment such as bikes and boards!

The amenities of the ski resort are a short walk away – bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday. The main ski slope runs right by the building, so you can hop on your skis from the front door and ski down to the cable-car for the first lift!

The ski resort of St Jean d'Aulps is small and friendly, with a lively atmosphere, and offers some really beautiful skiing around the majestic "Roc d'Enfer". A small ice rink and weekly events throughout the winter season add both atmosphere and activity to this charming resort. The bigger resort of Morzine is under 10 minutes away by car, and Geneva airport under 90 minutes.

The property is covered by the copropriété rules.

























