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# Grange Neuve

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

**600 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	600 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	30/03/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	7
<b>Bathrooms</b>	6
<b>Floor area</b>	300 m²
<b>Land area</b>	1462 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1175.00 Euros
<b>Energy efficiency rating</b>	D (141)
<b>CO2 emissions</b>	D (42)
<b>Agency fees</b>	Paid by the seller

## Property Description

Built in the 1970s, from solid construction materials (concrete lower levels), this spacious house is laid out over 3 storeys. It offers a total habitable floor area of 300m² and sits on a plot of 1460m², with exceptional views of the valley.

The accommodation comprises :

Garden level : single garage, double bedroom with shower room, independent apartment with double bedroom and kitchen. Outside, there is a decked terrace with jacuzzi.

First floor : large open plan living space with kitchen, feature fireplace and doors opening onto the sunny balcony. Also on this level, 2 bedrooms, bathroom, shower room and separate WC.

Second floor : 2 bedrooms (one with en-suite shower room), a further small bedroom in the under eaves space which is ideal for storage, bathroom, WC.

Situated in the heart of Saint Jean d'Aulps, a thriving village community, the property is just 10 minutes drive from Morzine and 25 minutes from Thonon-les-Bains and the shores of Lake Léman. The village has a number of bars, restaurants and shops, all easily accessed on foot from the house. Saint Jean d'Aulps also has its own ski station, La Grande-Terche, which is part of the Portes du Soleil ski domain.



































