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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Enchaple

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

210 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	210 000 Euros
Status	SOLD
Last updated	14/12/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Floor area	43 m²
Heating	Combined system
Nearest skiing	150 m
Nearest shops	150 m
Garage	None
Drainage	Mains drains
Taxe foncière	513.00 Euros
Annual charges	2256.00 Euros
Number of lots	113
Procédure en cours	No
Energy efficiency rating	E (351)
CO2 emissions	C (11)
Agency fees	Paid by the seller

Property Description

Apartment l'Enchapple certainly ticks all the boxes for anyone looking for a family holiday home; it's very spacious, within walking distance to the slopes and the resort centre (200m), and enjoys the use of a heated indoor pool for the exclusive use of the building's residents.

It is situated on the 4th floor of the most popular apartment building in the Portes du Soleil ski resort of St Jean d'Aulps. The apartment is a duplex with a total surface area of 60m², and a habitable area of 43m², with an open-plan kitchen/living/dining area, which is spacious and tastefully decorated. The kitchen is well-equipped with a full sized oven and hob, fridge, double sink and plenty of storage, and the lounge is large enough for a dining table, sofa and a couple of armchairs. The generous balcony enjoys plenty of sunshine, summer and winter, and has a lovely view over the mountains.

Upstairs, there are 2 good-sized bedrooms, one with double bed, and the other with three single beds, meaning there is room for all the family! The bedroom ceilings are sloping with velux windows. A substantial landing leads to the large bathroom, as well as a separate WC. The apartment is sold fully furnished, meaning you can move straight in and enjoy from day 1!

The swimming pool is a real asset on rainy days, whether in summer or in winter! It is also an added appeal if you plan to rent the apartment out, as it will appeal widely to holidaymakers.

The apartment has underfloor heating which is centrally regulated and included in the management charge, and the hot and cold water are also included in the same charges, as are the running costs of the swimming pool. The apartment is also sold with a large cave on the ground floor, which is big enough to store bikes, skis and luggage. The residence is equipped with a lift, whisking you from street level to all floors (apartment, cave and swimming pool).

The amenities of the ski resort are literally a stone's throw away – bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday, even an ice rink for children! The main cable-car is also situated approx 200m from the apartment. The ski resort of Roc d'Enfer is a friendly, relatively small, but growing resort. It is part of the much larger Portes du Soleil skiing domain, with Morzine approximately 10 minutes away by

car, and Geneva airport under 90 minutes' drive.

The property is covered by the copropriété rules.













