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# Maison Céad Mile Fáilte

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

**399 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	399 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/09/2017
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	210 m²
<b>Land area</b>	1000 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	6.5 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	G (500)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Maison C  ad Mile F  ilte (House of One Thousand Welcomes) is a beautiful property full of charm and character, situated in the tranquil hamlet of Bellecombe, just above the popular Savoyard village of St Jean d'Aulps. The property dates back over 2 centuries, and many of the original features have been preserved, whilst allowing the ease of modern-day living with a new kitchen and modern bathrooms.

The living accommodation is spread over two floors. On the ground floor is a spacious kitchen diner, with new units and white goods. The sitting room has a very traditional and cosy feel, with a wood-burning stove and beautiful panelled wood ceiling. To the rear of the sitting room a library/study area has been created. Two spacious double bedrooms and a bathroom complete the ground floor

On the first floor are a further two bright and cosy double bedrooms, both with access via French windows to the rear terrace. A generous bathroom with shower provides washing facilities for the two bedrooms. Finally, the impressive "grange" is accessed from this floor. This is a huge barn full of character, and ripe for conversion. The current owners use it as a games area and laundry, but there is plenty of scope to transform it into spectacular living accommodation.

Moving to the exterior of the property, there is a covered terrasse at the rear of the property, with ample space for a dining table, sun loungers etc. It has a pretty view of the surrounding mountains, and gets plenty of sun. A decked area on the side fa  ade of the property provides additional space for al-fresco dining and relaxing. It is south-facing, and has a charming "abreuvoir" (water trough) running along its width. The terrasse enjoys the sunshine until at least 7.30pm in the summer, and there are delightful views across the valley to the pistes of St Jean d'Aulps ski station, and the magnificent Roc d'Enfer.

Included in the price is also a typical Savoyard "mazot". This is a traditional "outhouse" which would once have been used for storing dry goods. This is a much sought-after feature and could be used not only for storage, but could also be converted into a unique guest annexe!

There are two traditional cellars under the property, as well as a cellar running most of the length of the property suitable for storing bikes, sports equipment, garden equipment etc. Lastly, there is also a small but pretty barn, again suitable for storage, or possible conversion into a garage. There is private parking for 2 cars.

The property sits on a plot of 1000m<sup>2</sup>, and has garden to the north and south sides of the property.





































