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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

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L'Ecole du Mont d'Evian

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

Price	399 000 Euros
Status	SOLD
Last updated	10/07/2014
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	1
Floor area	140 m²
Land area	1084 m²
Detached	Yes
Chimney	Enclosed fire
Nearest skiing	5.5 km
Garden	Yes
Garage	Single
Drainage	Septic tank
Taxe foncière	702.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This magnificent stone-built former school-house sits in an imposing position overlooking the village of St Jean d'Aulps. The views from this charming house are simply breathtaking, with an uninterrupted 180 degree panorama from east to west, taking in the Roc d'Enfer directly to the south. The wonderful uninterrupted views are guaranteed forever, as the land below the property is non-constructible.

The house itself is very handsome, as well as very solid. On the ground floor, most of the living space is open plan, with a kitchen, living room and dining space. A hallway leads to stairs and access to the garage.

Upstairs, there are 3 spacious bedrooms and a bathroom, and above the bedrooms up another flight of stairs is a large attic room.

Although the house is in great condition for its age, it is a project for refurbishment. It needs thoroughly modernising from top to bottom.

The house sits on a plot of 374m², and is sold with an additional adjacent plot of 710m² which is in a constructible zone. Additional land is available for purchase, also within the constructible zone. This allows for future development opportunities, meaning there is potential to make a great return on your investment.

























