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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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Demi-Chalet Nant de la Scie, 1

La Baume, St Jean d'Aulps & Vallée, Portes Du Soleil

250 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	250 000 Euros
Status	SOLD
Last updated	09/04/2020
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Baume
Bedrooms	3
Bathrooms	2
Floor area	120 m²
Detached	No
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	13 km
Nearest shops	13 km
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This townhouse-style property is a total reconstruction of a former row of farmhouses, situated in the distinctively-named hamlet of Urine, close to the village of la Baume. The location is very quiet and rural and creates a striking juxtaposition to the brand-newness of the property.

Split over 3 levels, the main entrance to the property is on the ground floor. There are two large double bedrooms, a bathroom and separate WC, a laundry room, and plenty of built-in storage. One of the original farmhouse walls has been retained, which serves as a reminder of the property's roots and adds a splash of character.

Upstairs, there is a very bright and sunny living room, with access to a large, covered south-facing balcony. Getting plenty of sun, and with a roof over your head, this balcony is perfect for use all year round. At 14m², there is plenty of space for an outdoor dining table for all the family. The kitchen is found to the rear of the property, and has fantastic views over the valley, and a double-height ceiling for that feeling of extra space.

On the top floor, there is the large master bedroom with ensuite and built-in storage. The master bedroom occupies the whole floor.

Outside, there is a covered parking space and a small south-facing garden. There is also a very large cellar, shared with the adjoining property, which provides storage space for skis, bikes and garden furniture etc.

The hamlet of Urine is "entre lac et montagne", almost halfway between lake and mountain. Approximately 15km from Morzine and the Portes du Soleil skiing domain, and 20km from Lake Geneva and all the amenities the lake and lakeside towns and villages have to offer.

















