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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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Maison La Charrette

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

455 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	455 000 Euros
Status	SOLD
Last updated	13/09/2017
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	1
Floor area	380 m²
Land area	790 m²
Detached	Yes
Heating	Oil fired central heating
Ski access	Ski bus
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	G (416)
CO2 emissions	G (124)
Agency fees	Paid by the seller

Property Description

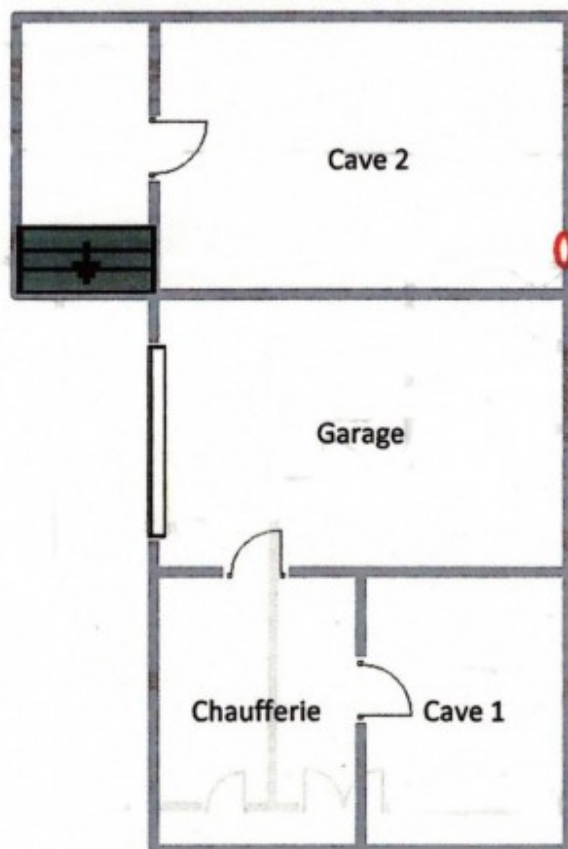
Maison la Charrette offers a huge redevelopment opportunity, with the option to convert into one, two or multiple separate dwellings.

The property is spread over two floors, with an additional basement level. The ground floor currently consists of a 3 bedroom apartment, in habitable but dated condition, and a large storage room of approximately 30m2 with separate entrance. A large garage completes the ground floor.

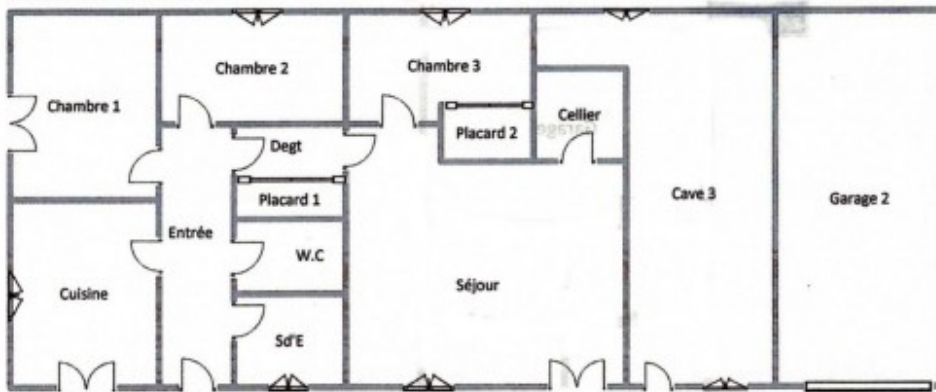
The first floor consists entirely of a huge barn of approximately 180m2. The height of the roof would allow the creation of an additional floor, adding to the approx. 180m2 of space already on offer in the barn. The floor separating ground floor from first floor is concrete slab. The east and west walls are of breeze block construction, and the north and south are wooden. All the carpentry is in excellent condition.

The basement level consists of a second garage, a boiler room, and two cellars. The whole property sits on a sunny south-west facing plot of 790m2, with mountain views all around. It is within walking distance of the village centre, and also on the ski-bus route. Conversion into one or more properties would appeal to both the local market and second home market.

Croquis : Sous-sol



Croquis : Rez de chaussée



Croquis : 1er étage

