



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

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.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

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















