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# Ferme le Penotet

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

**545 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	545 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	25/07/2017
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Floor area</b>	240 m²
<b>Land area</b>	3049 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	5.8 km
<b>Nearest shops</b>	2.3 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	1232.00 Euros
<b>Energy efficiency rating</b>	F (380)
<b>CO2 emissions</b>	D (41)
<b>Agency fees</b>	Paid by the seller

## Property Description

Ferme le Penotet is situated above the village of St Jean d'Aulps, in the hamlet of le Penotet. The property has bags of character, and has been beautifully restored into a lovely family home. There is a lot of space on offer, not to mention the fabulous garden.

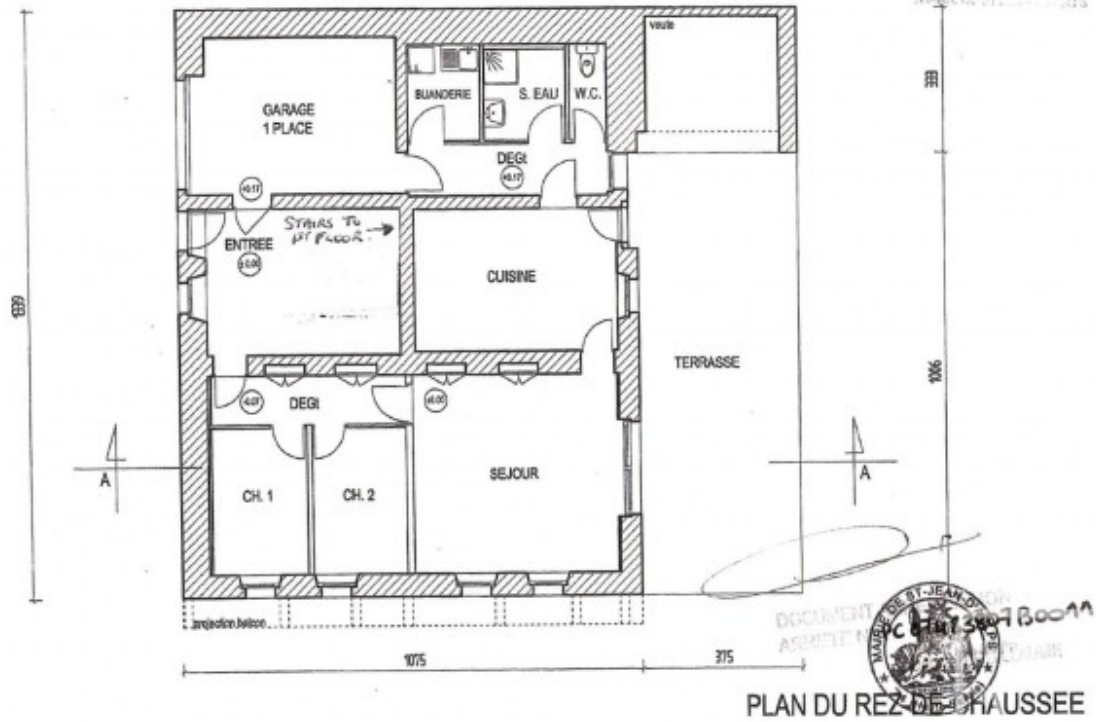
Split over 2 levels, the main entrance is on the ground floor. The front door opens on to a handy boot room with direct access to the large garage. The character kitchen, with hand-made wooden unit and composite worksurface, leads on to the family room, which has big bay windows allowing the light to flood in. A downstairs loo, laundry room and shower room are all really practical additions. There are also two smaller bedrooms on this floor, which work well as office space or occasional guest bedroom.

Upstairs, the main living room has real wow factor. It has a double-height ceiling, exposed beams, and stunning south-facing views of the valley and the majestic Roc d'Enfer. The feature fireplace gives a nice focal point to the room. This floor also houses the master bedroom with ensuite, along with 3 further double bedrooms and a family bathroom with separate WC.

In the eaves, there is a huge mezzanine floor. This space is very versatile: TV den, storage space or conversion into a master suite are all possible uses.

Outside, the southfacing garden has the advantage of being wonderfully flat, a rarity in the Alps! It is sunny, with outstanding views, and the large patio and barbecue area are a real bonus in the summer month to make the most of the garden.

The main village of St Jean d'Aulps is 2km away, and the nearest skiing available at La Grande Tercche, around 5.5km away. Morzine is a 10 minute drive, and Geneva airport under 90 minutes away by car.



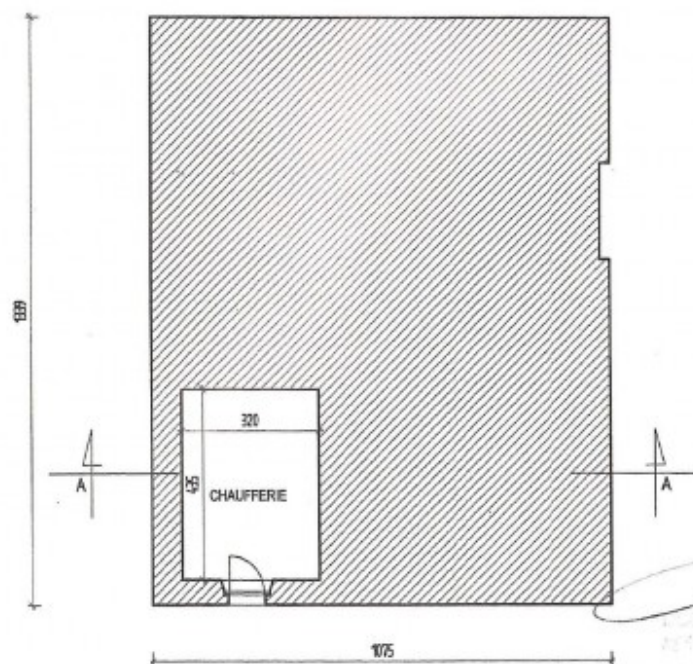


# AMENAGEMENT PROJETE

RECU LE

16 MARS 2027

RECUS DE LA MAIRIE DE ST-JEAN-D'URGE



MAIRIE DE ST-JEAN-D'URGE  
PC 0742380750011  
PLAN DE SOUS-SOL













