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# Appt. Les Grands Clos, 10

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

**169 500 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	169 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	08/04/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	63.4 m <sup>2</sup>
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	600 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	41
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Grands Clos has a great location, a short walk from the village centre and on the ski bus route, with a super garden and lovely views. It is currently divided into 3 separate parts; a 3 bedroom ground floor apartment, a 2 bedroom first floor apartment, and a large barn with 2 floors occupying the first and second floors.

This large property is being converted into a total of 12 apartments, which are available for sale as unfinished shells. Please contact us for further information on the work to be completed prior to sale.

Apartment 10 is a duplex apartment, situated the second and third floors, and has a total floor area of 75.01 m<sup>2</sup>, of which 63.35 m<sup>2</sup> offers head height greater than 1.80m. Through smart planning, this apartment feels much larger than it actually is! The suggested layout proposes 2 bedrooms and 1 bathroom. However, you are free to choose a layout which suits you. The apartment has access to an East facing balcony.

The apartment is sold with water mains inlet, electricity mains inlet and waste pipes, but no internal finishings, allowing you to totally personalise the interior design. For the talented DIY-ers out there, this also presents an opportunity to save money by completing some of the work yourself. Alpine Property would also be happy to put you in touch with local artisans, architects and project managers if so wished

Each apartment will also have its own cellar for ski storage etc, as well as allocated parking. A number of covered parking spaces are available for an additional €9,000.

The property sits on a flat, sunny plot of over 1500m<sup>2</sup>. Set back from the road, and with a lovely front garden with ample parking, the property is only 5 minutes' walk from the centre of St Jean d'Aulps and all its amenities, and is right next to the ski bus stop.

The main supermarket in the valley is just 2km away, and Morzine, with access to the full Portes du Soleil skiing domain, plus plenty of shops, bars and restaurants, is only 5km away. For those who are in to summer activities as much as winter sports, there are plenty of superb walks to enjoy in the immediate surrounding area.

The property is covered by the copropriété rules.





















