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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison Mitoyenne Le Noyer

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

450 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	450 000 Euros
Status	SOLD
Last updated	16/03/2018
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	183.2 m ²
Detached	No
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	650 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Maison le Noyer is a semi-detached property situated within easy strolling distance of St Jean d'Aulps village centre. It is one of three dwellings in this sympathetically restored farmhouse, and offers lots of living space, plenty of character, and a super patio for enjoying an evening drink as the sun goes down.

The main entrance to the property is situated at ground floor level, with a large entrance hall with two roomy walk-in storage closets and a cellar, ideal for storing away coats and shoes as well as the vacuum cleaner and ironing board and other associated clutter! There are also two large double bedrooms on this floor, one with direct access in to the garden. A spacious shower-room with laundry facilities completes the ground floor.

Stairs lead up to the first floor, where the main living accommodation is laid out. There is a large semi-open plan fitted kitchen leading to a walk-in store-room. This store-room could also be used as a den, dining area or office space. The living space is generously proportioned, with double-height ceiling and exposed beams. A wood burning stove (with back boiler for heating and hot water in the winter) adds a focal point to the room. The conservatory makes a fabulous dining room, allowing you to make the most of the lovely views, and the raised patio is perfect for enjoying a relaxing summer afternoon with a book or evening aperitif as the sun sets. Stairs from the terrasse lead to the generous garden, with plenty of space for a kids trampoline, barbecue and outdoor dining area, or for an army of snowmen in the winter!

On the top floor, there are a further two bedrooms, one a single with built in bunk, and another a beautiful master bedroom with high ceilings, exposed beams and beautiful views. A bathroom with separate WC completes this floor.

The property is sold with a very handy double garage, giving you space to keep the car out of the worst of the winter weather, but also offering secure storage for bikes and other sporting/outdoor equipment. The ski bus stops around 150m from the front door, and the village centre is under 10 minutes' away on foot.















