



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Ferme des Martinets

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

**350 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	350 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/09/2018
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Land area</b>	2387 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Agency fees</b>	Paid by the seller

## Property Description

This former "scierie" offers a fantastic opportunity to create your own Grand Design in the Alps. With immense proportions, it's possible to envisage a property with a habitable floor space of up to 500m<sup>2</sup>; enough space for absolutely every added extra you could think of!

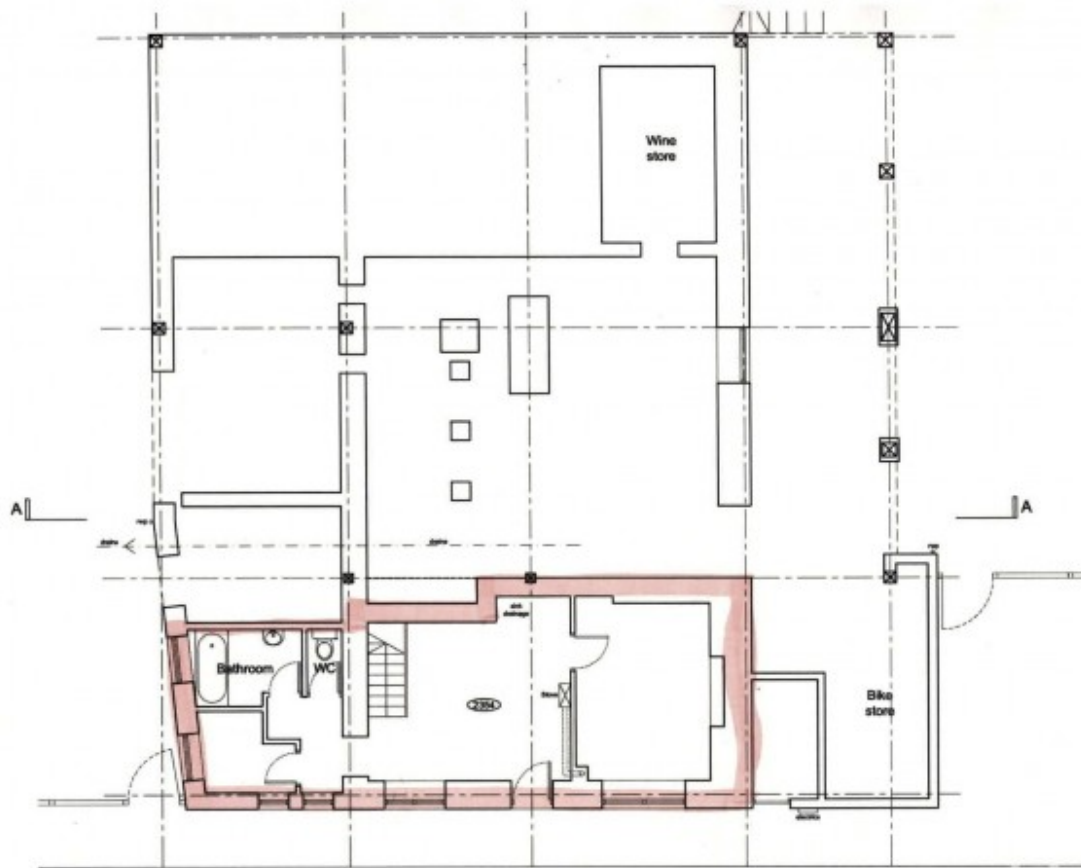
Part of the property is currently in more-than-habitable condition, with a cosy kitchen-diner with log burner, separate snug lounge, family bathroom and utility area on the ground floor. Upstairs, there are 3 large double bedrooms, and a spacious office area that could also serve as a children's play area or second sitting room. The upstairs space has been recently converted and triple glazing has been fitted throughout.

The current living accommodation takes up only about a third of the property, which also houses the machinery of the former sawmill, and an open two-storey high barn, and multiple storage areas. The various spaces can all be redesigned and integrated in to one large property, which could have a huge amount of WOW factor with all the space and character available.

The property sits on a plot of over 1000m<sup>2</sup>, which is mostly flat. The property is also sold with an additional 1400m<sup>2</sup> of land (approx) which does not adjoin the property, and is in a non-constructible zone.

The property is situated on a one-way road, and is within easy walking distance of the village centre, 5 minutes' walk away along a pleasant footpath. In the village centre, you will find a selection of shops, bars and restaurants, as well as a doctor's surgery, dentist and pharmacy. Morzine is under 10 minutes away by car, and is also accessible by ski bus from the village centre. Geneva airport is approx 75 minutes away.

[See Wikipedia for an explanation of what a scierie is](#)



EXISTING GROUND FLOOR

















