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## Appt. Le Relais, S3

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

**87 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	87 000 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>Bathrooms</b>	1
<b>Floor area</b>	30 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	100 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	267.00 Euros
<b>Annual charges</b>	1133.00 Euros
<b>Number of lots</b>	75
<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

This superb studio is situated on the ground floor of the “Le Relais” residence, in the heart of the ski resort. Located at the back of the property, the apartment is very quiet, with just the sound of running water from the stream below and the tweeting of the birds to enjoy as you sip your evening aperitif on the balcony! The apartment also has a corner aspect, so has twice as many windows as similar properties in this residence. This floods the apartment with light, and also adds to the already-spacious feel.

The apartment itself is in great condition, and has recently had a brand new kitchen and bathroom fitted. There is plenty of room for a sleeping area (for double bed or bunks), plus separate seating area with room for two sofas/sofa-beds, and a dining area. The large west-facing balcony is perfect for al-fresco dining, and being on the ground floor, barbecuing in the summer couldn't be simpler! The apartment overlooks woodland, and to the mountains beyond. The apartment can comfortably sleep 4-6 people, and would be an ideal investment for a young family or couple.

The building has recently had a new boiler fitted, has been fully repainted inside and out, and has satellite tv cabling. There is a generous cave, providing useful storage for bikes, skis, luggage etc. A communal carpark is also provided.

The amenities of the ski resort are a short walk away - bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday, and the cable-car is just 100m away. The ski resort of St Jean d'Aulps is small and friendly, with a lively atmosphere, and offers some really beautiful skiing around the majestic “Roc d'Enfer”. A small ice rink and weekly events throughout the winter season add both atmosphere and activity to this charming resort. The bigger resort of Morzine is under 10 minutes away by car, and Geneva airport under 90 minutes.

The property is covered by the copropriété rules.













