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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

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Grange Neuve

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

600 000 €uros



Contact

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Key Features

Price	600 000 Euros
Status	UNDER CONTRACT
Last updated	23/06/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	7
Bathrooms	6
Floor area	300 m²
Land area	1462 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	500 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	1175.00 Euros
Energy efficiency rating	D (141)
CO2 emissions	D (42)
Agency fees	Paid by the seller

Property Description

Built in the 1970s, from solid construction materials (concrete lower levels), this spacious house is laid out over 3 storeys. It offers a total habitable floor area of 300m² and sits on a plot of 1460m², with exceptional views of the valley.

The accommodation comprises :

Garden level : single garage, double bedroom with shower room, independent apartment with double bedroom and kitchen. Outside, there is a decked terrace with jacuzzi.

First floor : large open plan living space with kitchen, feature fireplace and doors opening onto the sunny balcony. Also on this level, 2 bedrooms, bathroom, shower room and separate WC.

Second floor : 2 bedrooms (one with en-suite shower room), a further small bedroom in the under eaves space which is ideal for storage, bathroom, WC.

Situated in the heart of Saint Jean d'Aulps, a thriving village community, the property is just 10 minutes drive from Morzine and 25 minutes from Thonon-les-Bains and the shores of Lake Léman. The village has a number of bars, restaurants and shops, all easily accessed on foot from the house. Saint Jean d'Aulps also has its own ski station, La Grande-Terche, which is part of the Portes du Soleil ski domain.























