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# Villa St Guérin

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

**335 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	335 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	27/02/2019
<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>	2
<b>Floor area</b>	120 m²
<b>Land area</b>	589 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Villa St Guérin is a charming period property, situated in one of the older, more traditional neighbourhoods of the village of St Jean d'Aulps. Close to la Moussiere square, and just 5 minutes' walk from the centre of the village, the property enjoys a super location, close to the amenities and with easy access to the slopes.

The property itself is split over three levels, and can be accessed either from street level below, or via the garden above. At street level, there is a garage (with electric doors) a large boiler room with plenty of space for storage or to double up as a workshop, plus a further room for utilities, conversion into additional living accommodation, or why not fit a sauna?

Upstairs, at garden level, the accommodation is light, spacious and vintage! With a big kitchen-diner dating from the 1950s, it has a retro feel, but is in perfectly serviceable condition. The living room has lots of windows to bring the light in, and a powerful wood burning stove to keep you cosy in the winter. A somewhat dated but very spacious bathroom and separate WC complete this floor.

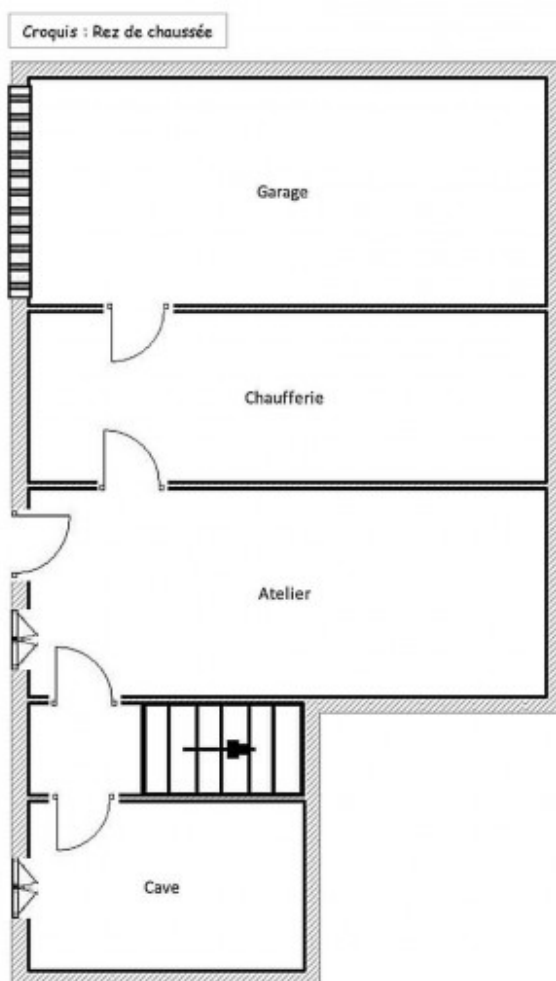
On the top floor, there are two very large double bedrooms, one at the front of the house and one at the back. Either could serve as a superb master bedroom! A nicely refurbished bathroom serves the two bedrooms, and a dormer extension to the roof effectively provides two additional small single bedrooms, perfect for use as a home office if required! A large landing offers additional storage space.

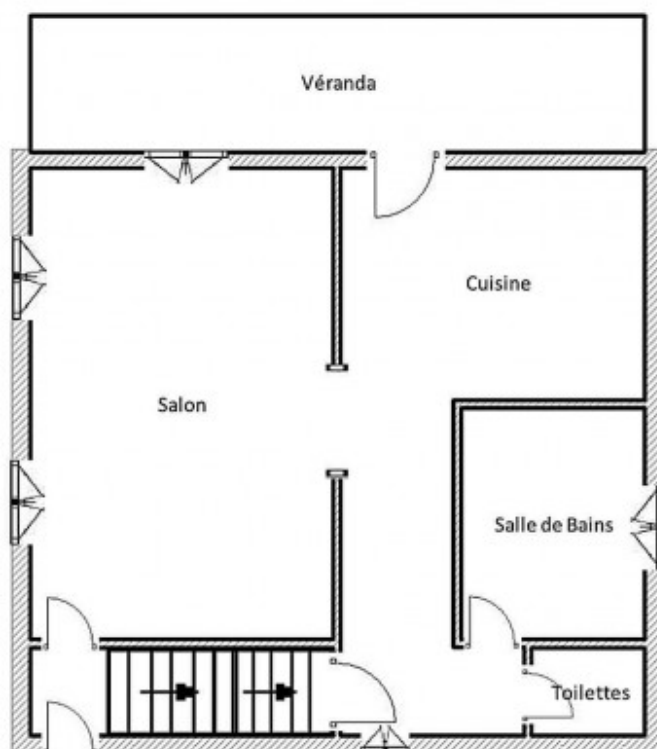
Outside, there is a big glass verandah; south-facing, it can be enjoyed all year round, not only as an additional space for relaxation, but it is also ideal for drying the washing or growing tomatoes! A multi-functional space! The big patio is a real sun-trap and enjoys wonderful views across the village and to the mountains beyond, the perfect spot for summer barbecues. The tiered garden gives a feeling of openness and space, and for the green-fingered, gives the opportunity to create a beautiful outdoor landscape.

Stepping out the garden gate, you will find yourself at the ski bus stop for a quick shuttle up the road to the nearest ski slopes at la Grande Terche. For those looking to explore further afield, Morzine is just a 10 minute drive

away. St Jean village centre, just a short walk away, offers a selection of shops bars and restaurants, and Geneva airport is around 1 hour 15 minutes away.

Villa St Guérin is a property that will require a certain amount of TLC, but once brought up to scratch it is sure to be a delight to any future owner!





Croquis : Etage

