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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Penthouse Le Grand Cerf

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

375 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	375 000 Euros
Status	SOLD
Last updated	28/08/2020
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	81 m²
Heating	Electric radiators
Ski access	On piste
Nearest skiing	50 m
Nearest shops	400 m
Garage	Single
Drainage	Mains drains
Taxe foncière	733.00 Euros
Annual charges	1904.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	F (342)
CO2 emissions	C (19)
Agency fees	Paid by the seller

Property Description

This apartment has a true penthouse feel, it's one of only 2 apartments on the 10th (top) floor of the Grand Cerf residence. It is very generously proportioned, with a fully fitted kitchen, large dining area and comfortable lounge, as well as 4 bedrooms and two bathrooms. There are 2 good sized double bedrooms on the same level as the main living accommodation, which share a shower room. Upstairs there are two further large bedrooms, which share another bathroom.

The balcony runs the full length of the apartment, which makes the most of the wonderful views over the pistes and of the surrounding mountains. West-facing, you will soak in the last rays of the evening sun as you enjoy your pre-dinner drinks on the balcony, breathing in all that fresh mountain air!

In terms of the practicalities, there is a generous hallway in the entrance which provides good storage space for coats, bags and shoes, as well as a separate WC which is ideal for visitors. The kitchen is larger than the average holiday apartment kitchen, with ample workspace, integrated oven, hob, dishwasher and fridge-freezer, as well as a washing machine and tumble dryer.

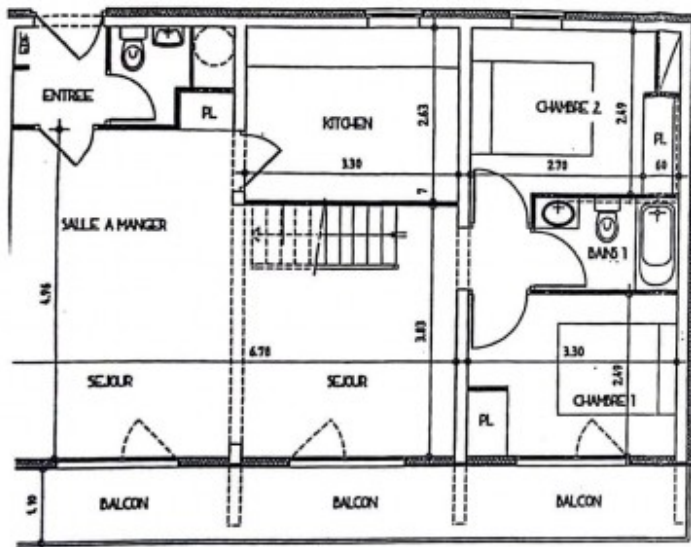
The apartment is sold with a lock-up garage, and also has use of a designated outdoor parking space, so there is ample parking provision. Furthermore, the property is also sold with two "caves" for skis, boots and snowboards, allowing you to keep one cave for your private belongings, and have the other for the use of anyone renting the apartment.

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. The main ski slope runs right by the building, so you can hop on your skis from the front door and ski down to the cable-car for the first lift!

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". An open-air ice rink for children 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 also accessible by ski bus, giving access to the full Portes du Soleil ski area.

The property is covered by the copropriété rules.



SANT JEAN D'ALPES
LA GRANDE TERCE
"LES PORTES DU SOLEIL"



5 PIECES DUPLEX		
	N° 101	H.S.P 1.89
ENTREE / REGARDANT	4.65 m²	
PLACARD	0.45 m²	
WC	1.70 m²	
KITCHEN	8.70 m²	
CHAMBRE 1	7.60 m²	
PLACARD	0.60 m²	
CHAMBRE 2	7.35 m²	
PLACARD	0.75 m²	
BAINS 1	3.25 m²	
CHAMBRE 3	9.50 m²	3.65 m²
PLACARD	0.80 m²	0.50 m²
CHAMBRE 4	6.45 m²	2.50 m²
BAINS 2	3.70 m²	1.25 m²
SEJOUR/SALLE A MANGER	27.75 m²	
Surface habitable	83.25 m²	
Surface balcon	11.60 m²	
Surface voirie	5.85 m²	7.60 m²
TOTAL	90.25 m²	

MODIF. LE 20/06/03



NIVEAU COMBLES/B



MEZZANINE













