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# 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.

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# Key Features

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

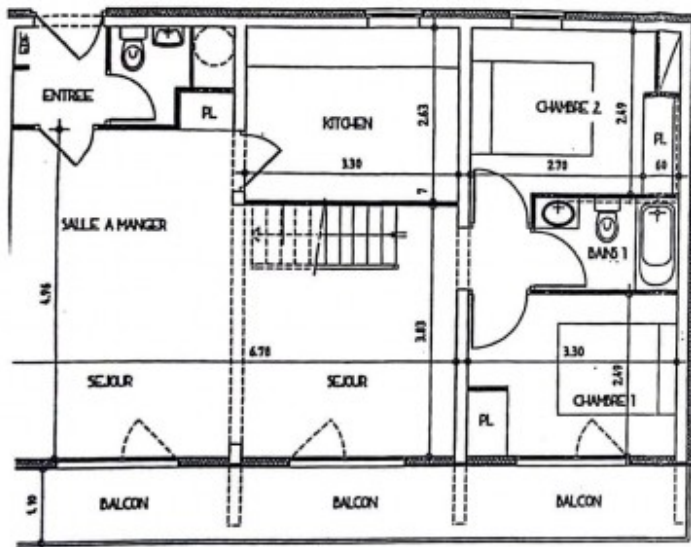
The apartment is sold with a lock-up garage, and also has use of a designated outdoor parking space, so there is ample parking provision. Furthermore, the property is also sold with two "caves" for skis, boots and snowboards, allowing you to keep one cave for your private belongings, and have the other 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 vue 1.85		7.60 m²
TOTAL	90.25 m²	

MODIF. LE 20/06/03



NIVEAU COMBLES/B



MEZZANINE





















