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# Renovation Clos du Pont

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

**195 000 Euros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

|                       |                          |
|-----------------------|--------------------------|
| <b>Price</b>          | 195 000 Euros            |
| <b>Status</b>         | SOLD                     |
| <b>Last updated</b>   | 06/09/2022               |
| <b>Area</b>           | Portes Du Soleil         |
| <b>Location</b>       | St Jean d'Aulps & Vallée |
| <b>Village</b>        | Saint Jean d'Aulps       |
| <b>Bedrooms</b>       | 2                        |
| <b>Land area</b>      | 141 m <sup>2</sup>       |
| <b>Detached</b>       | No                       |
| <b>Ski access</b>     | Ski bus                  |
| <b>Nearest skiing</b> | 2.5 km                   |
| <b>Nearest shops</b>  | 1.1 km                   |
| <b>Garden</b>         | Yes                      |
| <b>Drainage</b>       | Mains drains             |
| <b>Agency fees</b>    | Paid by the seller       |

## Property Description

This renovation project forms one quarter of a much larger old village house. The other three quarters of this characterful property have already been renovated into three individual dwellings, with this quarter as the last piece in the puzzle.

The property is currently barely habitable, but if you are a competent DIY-er, it could very quickly be put into liveable condition, allowing you to take your time to carry out the full renovation. The bedrooms are useable, and there is a functional bathroom. The kitchen is very rudimentary and needs immediate attention if you are looking to move in to the property whilst carrying out the renovation. With the addition of some form of heating, plus a flight of stairs to connect the ground floor to the middle floor, this would bring the house up to habitable condition.

If DIY is not your thing, a builder will be able to assist you in completing a top-to-bottom renovation, leaving you nothing more taxing than choosing the curtains and picking out the paint colours.

As it stands, the property is split over three main floors. The property is currently entered on the ground floor from the road side. The ground floor has one room with some basic kitchen elements, and a very basic bathroom. There is currently no internal access to the next floor up, so a staircase needs to be installed. On the first floor, there are two habitable rooms that can serve as bedrooms, plus a shower room and WC, and living space currently set up as another bedroom. Above this floor is the barn, with an immense amount of space, which can be divided up as you see fit! Again, an internal staircase is required to connect the two floors.

The property has new roof struts and beams, so one major expense is taken care of. The roof is not insulated, and the property has no functioning heating system, so the choice is up to you. The property also needs a full re-wire, re-plumb and insulating/double glazing.

Depending on the nature of the works planned, it is likely that only a “déclaration préalable” (simplified planning permission) will be required to renovate the property. This type of permission is much quicker and more straightforward to obtain than full planning permission, meaning you can get started almost straight away on your new project!

The property has a small garden with lovely views. It's big enough for a nice patio and small lawn, but not so big that it will require much in the way of maintenance!

The property is within easy walking distance of the village centre, with a selection of shops, bars and restaurants. It is less than 10 minutes' drive from Morzine, and around 75 minutes from Geneva airport.





























