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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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Appt. Grand Cerf 77

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

167 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

| | |
|---------------------------------|--------------------------|
| Price | 167 000 Euros |
| Status | FOR SALE |
| Last updated | 09/09/2021 |
| Area | Portes Du Soleil |
| Location | St Jean d'Aulps & Vallée |
| Village | Saint Jean d`Aulps |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Floor area | 45.5 m ² |
| Heating | Underfloor heating |
| Nearest skiing | 50 m |
| Nearest shops | 500 m |
| Drainage | None |
| Taxe foncière | 500.00 Euros |
| Annual charges | 1276.00 Euros |
| Number of lots | 1231 |
| Procédure en cours | No |
| Energy efficiency rating | F (388) |
| CO2 emissions | D (21) |
| Agency fees | Paid by the seller |

Property Description

The apartment is situated on the 7th floor of Le Grand Cerf building, right next to the ski slopes, in the ski station of La Grande Terche, Saint Jean d'Aulps. It offers comfortable, bright and practical accommodation and is ideally positioned, close to all the local amenities and the ski lift. The apartment would make a good rental property and ticks all the boxes for a mountain holiday property, for family or friends.

With a total surface area of 52.4m² (45.55m² plus balcony 6.85m²), the apartment comprises :
Spacious entrance with built-in storage, corridor leading to a bedroom, bathroom and WC. There is a large living/dining room with kitchen and doors opening onto a south facing balcony with views to the pistes and the woodland behind the property.

There is a further separate WC and a second bedroom with en-suite shower room.

The apartment has underfloor heating and electric convector heaters. The Grand Cerf building is built to a high standard and is well-insulated and well-maintained.

Also included in the sale is a 'cave' (additional storage ideal for skis) plus a private exterior parking place.

Belonging to Saint Jean d'Aulps village, La Grande Terche is part of the Portes du Soleil ski domain. It offers more than 35km of pistes around the majestic Roc d'Enfer, with stunning views of Lac Léman, Dents du Midi mountain range in Switzerland and the peaks of Mont Blanc. Saint Jean d'Aulps is a thriving village, 12km (10 minutes by car) from Morzine and 19km from Thonon-les-Bains on the shores of Lac Léman. There is good selection of bars and restaurants.

The property is covered by the copropriété rules.















