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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. 5 Les Grands Clos

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

197 000 €uros



Contact

Contact **Claudia Buttet** about this property.

Tel: 0033608523864

Email: claudia@alpine-property.com

Key Features

Price	197 000 Euros
Status	SOLD
Last updated	03/08/2020
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Floor area	80.4 m ²
Ski access	Ski bus
Nearest skiing	2.5 km
Nearest shops	600 m
Drainage	Mains drains
Number of lots	12
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Grands Clos has a great location, a short walk from the village centre and on the ski bus route, with a super garden and lovely views. It is currently divided into 3 separate parts; a 3 bedroom ground floor apartment, a 2 bedroom first floor apartment, and a large barn with 2 floors occupying the first and second floors.

This large property has been converted into a total of 12 apartments, which are available for sale as unfinished shells. Please contact us for further information on the work to be completed prior to sale.

Apartment 5 is situated on the first floor, and has a total floor area of 80,40m². The suggested layout proposes 2 bedrooms and 1 bathroom. However, you are free to choose a layout which suits you. The apartment has access to a 5m² south facing balcony .

The apartment is sold with water mains inlet, electricity mains inlet and waste pipes, but no internal finishings, allowing you to totally personalise the interior design. For the talented DIY-ers out there, this also presents an opportunity to save money by completing some of the work yourself. Alpine Property would also be happy to put you in touch with local artisans, architects and project managers if so wished.

Each apartment also has it's own cellar for ski storage etc, as well as allocated parking. A number of covered parking spaces are available for an additional €10,000.

There are currently 12 apartments in total and 4 still for sale. It has 8 % legal fees, the total legal fees would be 15 708 euros.

The property sits on a flat, sunny plot of over 1500m². Set back from the road, and with a lovely front garden with ample parking, the property is only 5 minutes' walk from the centre of St Jean d'Aulps and all its amenities, and is right next to the ski bus stop.

The main supermarket in the valley is just 2km away, and Morzine, with access to the full Portes du Soleil skiing domain, plus plenty of shops, bars and restaurants, is only 5km away. For those who are in to summer activities as much as winter sports, there are plenty of superb walks to enjoy in the immediate surrounding area.

The property is covered by the copropriété rules.

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LE GRAND CLOS

PLAN PLATEAUX

















