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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Octavia

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

**425 000 Euros**



## Contact

Contact **Ailsa Bishop** about this property.

**Tel:** +33 6 71 14 68 08

**Email:** [ailsa@alpine-property.com](mailto:ailsa@alpine-property.com)

# Key Features

<b>Price</b>	425 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/04/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	89.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.9 km
<b>Nearest shops</b>	3.7 km
<b>Taxe foncière</b>	437.00 Euros
<b>Annual charges</b>	1100.00 Euros
<b>Number of lots</b>	8
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (416)
<b>CO2 emissions</b>	C (26)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Octavia is in tip-top condition, situated in the ever-popular village of Essert Romand, under 5 minutes from the centre of Morzine. Built in 2010, this apartment has been beautifully maintained and feels almost brand new.

Situated on the top floor of a small residence of 8 apartments, the property is light, bright and airy with high ceilings and plenty of open space. The exterior and common areas of the building are in great condition.

The apartment encompasses the entire top floor of the residence, giving it a penthouse feel. Entering the apartment, the entrance hall is very spacious with plenty of built in storage. The main living space is open-plan, with a double height ceiling and two large roof terraces. The modern quality kitchen is fully fitted, and there is a separate dining area. The master bedroom has an en-suite bathroom, as well as its own private roof terrace. There are a further two bedrooms, a double and a single/small twin. A generous family bathroom with shower and laundry facilities. There is built-in storage in the entrance hall.

The apartment is also sold with a parking space and a large cave suitable for ski and bike storage.

The apartment is under 5 minutes' drive from the major supermarket in the valley. It is a similar distance to the centre of Morzine, with access to the full skiing domain of the Portes du Soleil, as well as many shops, bars and restaurants. A bus service also operates from Essert Romand to Morzine.

Essert Romand itself is a typical Savoyard village with lots of charm. There is a popular auberge in the village which is open year-round, perfect for a bite to eat at lunch, a long and lazy evening meal, or an après ski pint or two. A pizza takeaway in the village is also ideal for those who don't feel like cooking after a hard day on the slopes.

The property is covered by the copropriété rules.

























