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# Appt. Clos Donné, 7

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

**278 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

|                                 |                          |
|---------------------------------|--------------------------|
| <b>Price</b>                    | 278 000 Euros            |
| <b>Status</b>                   | SOLD                     |
| <b>Last updated</b>             | 12/03/2021               |
| <b>Area</b>                     | Portes Du Soleil         |
| <b>Location</b>                 | St Jean d'Aulps & Vallée |
| <b>Village</b>                  | Essert Romand            |
| <b>Bedrooms</b>                 | 2                        |
| <b>Bathrooms</b>                | 2                        |
| <b>Floor area</b>               | 41.5 m <sup>2</sup>      |
| <b>Heating</b>                  | Electric radiators       |
| <b>Ski access</b>               | Ski bus                  |
| <b>Nearest skiing</b>           | 4.5 km                   |
| <b>Nearest shops</b>            | 2 km                     |
| <b>Drainage</b>                 | Mains drains             |
| <b>Taxe foncière</b>            | 350.00 Euros             |
| <b>Annual charges</b>           | 1026.00 Euros            |
| <b>Number of lots</b>           | 8                        |
| <b>Procédure en cours</b>       | No                       |
| <b>Energy efficiency rating</b> | G (511)                  |
| <b>CO2 emissions</b>            | C (28)                   |
| <b>Agency fees</b>              | Paid by the seller       |

## Property Description

Apartment Clos Donné 7 is situated in the ever-popular village of Essert Romand, under 5 minutes from the centre of Morzine. A farmhouse renovation completed in 2010, this apartment is finished to a very high standard, and has both charm and style. The exterior and common areas of the building are in great condition.

The apartment has a total surface area of around 65m<sup>2</sup>, of which 41.5m<sup>2</sup> with full head height and around 23m<sup>2</sup> in the eaves. The main living space is open-plan, with a modern, fully equipped kitchen, dining area and seating area, with French windows leading on to the lovely balcony. There are fantastic views towards Nyon and Morzine, and the south-facing aspect means plenty of sunshine!

There is a spacious double bedroom and a second further double bedroom, currently set up with bunk beds and a single bed. There are two bathrooms, one with bath tub and the other with a shower, both modern and fresh-looking. The property is completed by a mezzanine floor, with limited head height. Currently set up as a games area with X-Box and cosy seating, it would work equally well as an occasional guest bedroom. The apartment has been cleverly designed and absolutely makes the most of the space available.

Situated on the top floor of this small residence of 8 apartments, the apartment enjoys wonderful views and is also sold with 2 designated parking spaces and shared use of a communal cave.

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 just a stone's throw away 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.















