



**alpine-property**

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

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

# Ferme Bas Thex

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

**985 000 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>	985 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/01/2021
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4
<b>Floor area</b>	350 m²
<b>Land area</b>	2275 m²
<b>Detached</b>	Yes
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

This beautiful farmhouse has undergone a most impressive renovation, with an end result that is both luxurious and unpretentious. Situated in a historic quarter of the village of St Jean d'Aulps, this family home reflects the local vernacular in the most superlative of ways.

The main entrance to the property is via a wooden bridge, which is very novel! A practical boot room leads through to the main living space, which is sure to blow you away. With an open-plan layout, the cathedral-like ceiling height and floor-to-ceiling windows ramp up the wow factor. The feature fireplace is the central focal point of the room, with cosy TV den, laid-back reading nook, and spacious dining area set out around the fireplace. The kitchen is fully fitted with all mod cons, and is practical in layout. A sunny balcony with views toward Morzine and the Nyon peak is a lovely spot for a morning coffee, leisurely lunch or early evening apéritif. Further handy additions are a loo and small office, conveniently close at hand but tucked out of sight. An upstairs mezzanine is the perfect play area for kids, gaming zone for adolescents, or cinema suite for the whole family to share.

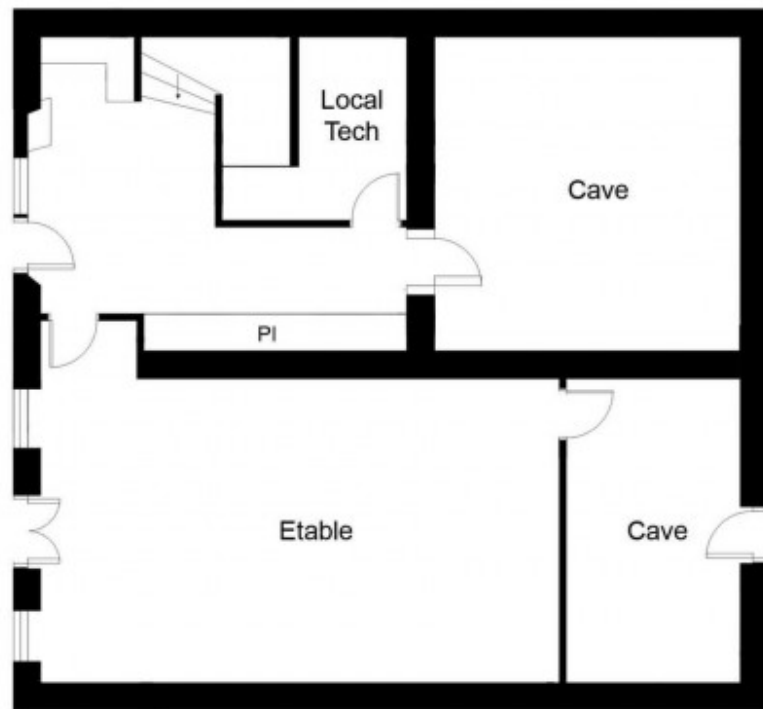
As for the sleeping accommodation, the master bedroom completes this floor, which is generously proportioned with high ceilings and top class en-suite bathroom. It also has a private balcony for a quiet escape to enjoy the serenity of your surroundings. The remainder of the sleeping accommodation is on the lower ground floor, with 4 large double bedrooms and 3 superb bathrooms with walk-in shower or bath tub with shower. There is also a laundry area and ample built in storage on this floor, useful for all your linen and towels.

Down a further floor takes you to the basement level, which houses the boiler, wine cellar, and workshop. The total floor area is around 130m², so there is plenty of scope to transform the space for a variety of uses. There is direct access to the garden from this level.

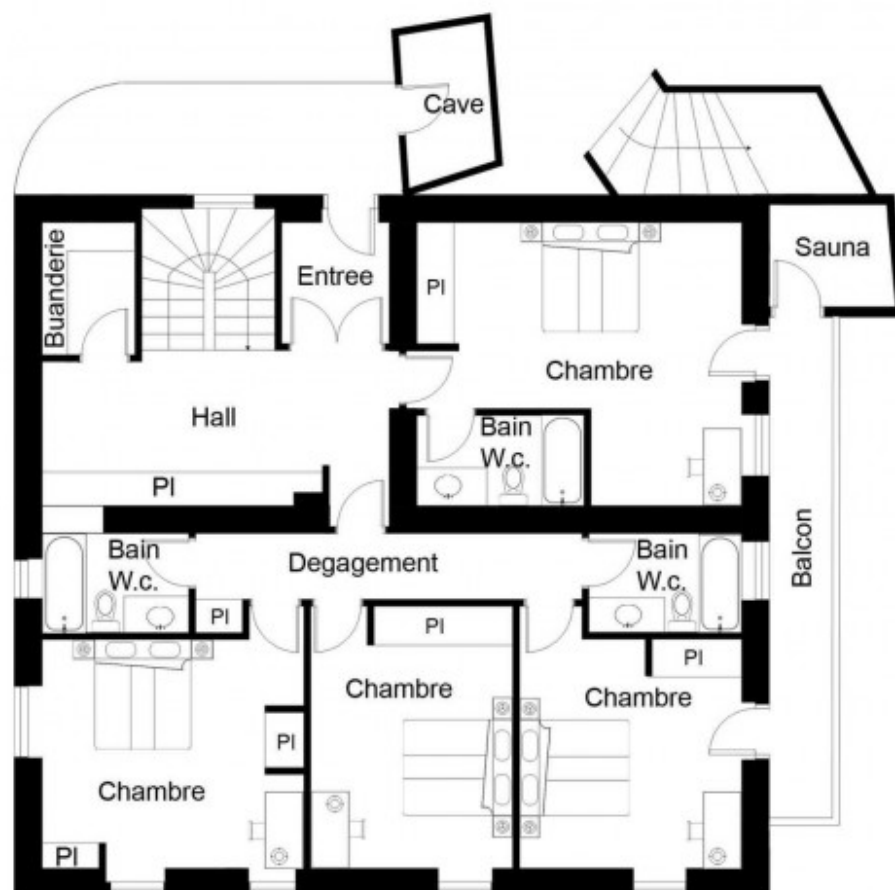
The property is sold with over 2000m² of land, which includes a vegetable garden, chicken coop and paddock, so if you are minded towards self-sufficiency, you can get stuck right in! There is plenty of lawn area too, if your style leans more towards a quiet cup of tea and a book, or a barbecue with friends, there is also plenty for you to enjoy. There are also two "mazots" on the land. These traditional buildings are something akin to garden sheds, but with much more character! Ideal for use as a potting shed, children's wendy house or further valuable storage, they are as useful as they are charming!

In terms of parking, there is a double garage plus covered one covered space, so no digging the car out of the snow in the morning. For guests, there is a small public car park beside the nearby chapel (another patrimonial delight!).

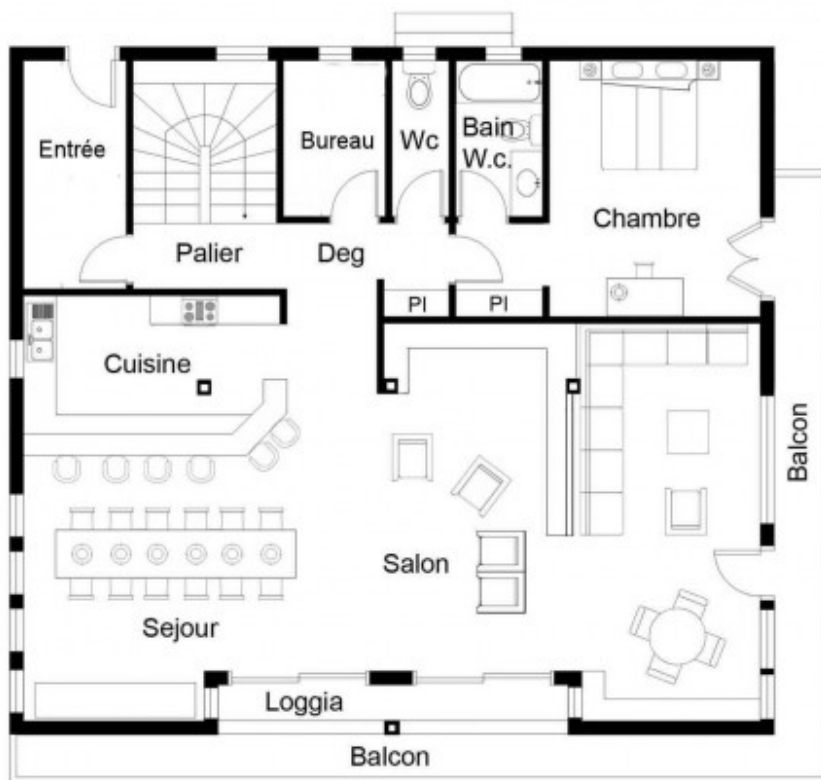
Ferme Bas Thex offers discreet luxury in the most authentic of settings; it is a simply wonderful property, and viewing is highly recommended!



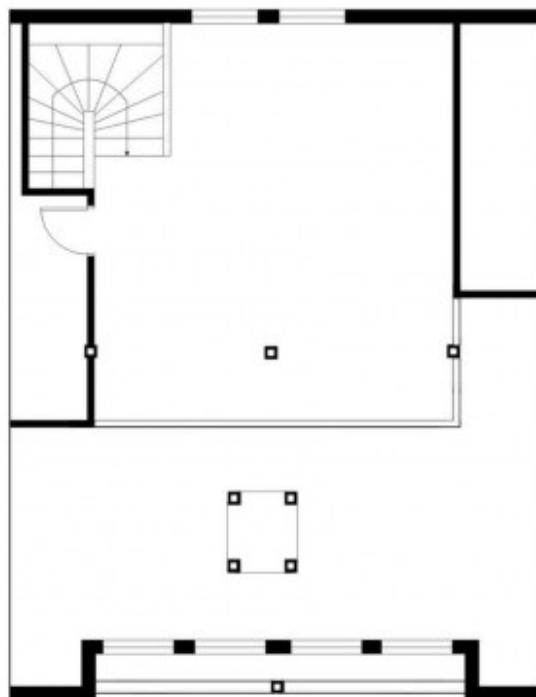
PLAN DU SOUS SOL



PLAN DU REZ DE CHAUSSEE



PLAN DE L'ETAGE



MEZZANINE

























