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# Appt. Balcons du Mont d'Evian

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

**295 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	295 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	27/10/2021
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	57.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	250 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	782.00 Euros
<b>Annual charges</b>	872.00 Euros
<b>Number of lots</b>	6
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (414)
<b>CO2 emissions</b>	C (22)
<b>Agency fees</b>	Paid by the seller

## Property Description

This lovely 3 bedroom apartment enjoys a sunny position on the south-facing corner of a small residence of six apartments. The whole building is superbly maintained and the owners take pride keeping the property immaculate both inside and out.

The apartment itself is on the first (top) floor of the residence, sharing the floor with just one other apartment. From the spacious landing, the apartment opens into an entrance lobby with space for hanging coats and storing shoes, and leads through to the mostly open-plan kitchen, living and dining space. The kitchen is fully fitted with all mod cons, including washing machine and full-sized fridge-freezer. The dining area provides ample space for the family to gather at mealtimes, and the living area is generously proportioned for relaxation in front of a good film, or unwinding, glass of wine in hand! The generous balcony can be accessed from both ends of the living area, and enjoys wonderful views of the surrounding mountains. South-facing, the balcony enjoys plenty of sunshine, and there is ample space for an outdoor dining table and chairs, or a sun-lounger or two!

On the main floor, there is also a double bedroom with built in storage, and a family bathroom. Upstairs, you will find a further two bedrooms. Both have sloping ceilings and have limited head height, but both have space for two single beds and built-in storage. A second bathroom with shower and WC serves these two bedrooms.

The property has been well maintained inside and out, and the residence is less than 15 years old. The apartment is sold with a large cave, big enough for several bicycles. The cave also has an electrical supply, should you wish to install a boot warmer or spare freezer, for example. There is also a designated parking space.

The residence is superbly located, less than 250m from the nearest supermarket and all the facilities of the village (shops, bars restaurants etc), as well as being situated on the ski bus route for both Morzine, and the Roc d'Enfer ski resort.

The property is covered by the copropriété rules.















