

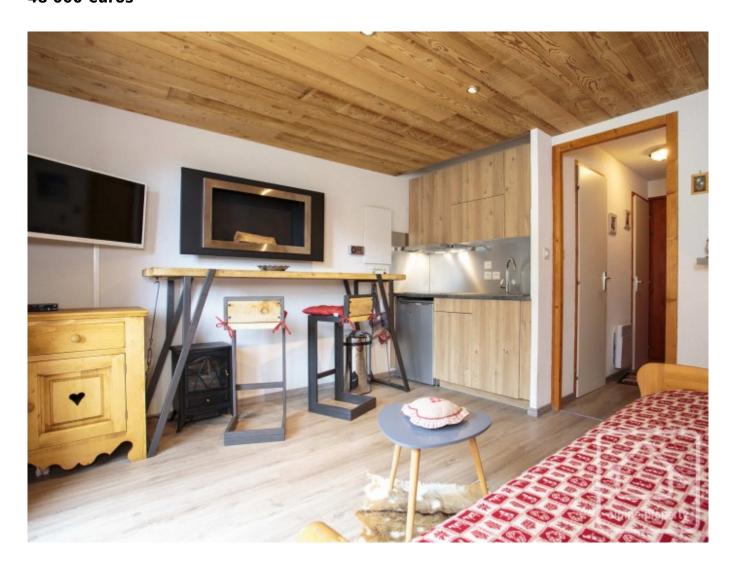
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384 Email: info@alpine-property.com Web: www.alpine-property.com

## **Studio Le Corbier**

Le Biot, St Jean d'Aulps & Vallée, Portes Du Soleil

48 000 €uros



## **Contact**

Contact Ailsa Bishop about this property.

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

Email: ailsa@alpine-property.com

## **Key Features**

**Price** 48 000 €uros

Status SOLD

**Last updated** 10/05/2021 **Area** Portes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Le Biot Bathrooms 1

Floor area 18.6 m<sup>2</sup>

**Heating** Electric radiators

Ski accessSki busNearest skiing11 kmNearest shops5 km

DrainageMains drainsTaxe foncière197.00 €urosAnnual charges808.00 €uros

Number of lots 26
Procédure en cours No
Energy efficiency rating G (615)
CO2 emissions D (34)

**Agency fees** Paid by the seller

## **Property Description**

This absolutely delightful studio offers modern easy living with an alpine ambiance, at a very affordable price!

Recently refurbished, the apartment is both cosy and modern, with a combination of alpine charm and practical living. The kitchen is brand new, and is equipped with hob, microwave, fridge and sink. The wooden units and stainless steel splashback contrast the contemporary with the traditional. This theme is continued in the living space, where natural materials have been used to give a modern finish. Wood laminate flooring, a feature wall of slate tiling, and a wall-mounted bioethanol fireplace means this studio apartment really stands out from the crowd. A chunky wooden bench with seating provides space for dining without taking up too much floor space, and the sofa bed is a practical solution for the living/sleeping space.

There is also a "coin montagne" with bunk beds, so there is the possibility to sleep a family of 4. There is a bathroom with shower cubicle and vanity unit, with the added bonus of a washing machine, rarely found in studio apartments! The toilet is separate, which is very handy when all the family are trying to get organised and out in the mornings!

The apartment is located on the 3rd floor of the "Pied des Pistes" residence, with a superb uninterrupted view of the surrounding mountains. The apartment is south-facing, so enjoys plenty of sunshine summer and winter, so you can enjoy your slice of mountain paradise, whatever the season! The balcony is large enough for a small table and chairs, so you can enjoy a bite to eat or a glass of wine whilst taking in the tranquil surroundings.

The property is located in the small resort of Drouzin-le-Mont, known for its environmentally friendly activities. In winter, there are designated trails for ski touring and snow-shoeing, and it is also possible to enjoy ski-joering (imagine water-skiing, except with snow instead of water, and horses instead of a speedboat!), or husky sledding, if you are looking for more of an adrenaline rush. A "magic carpet" is perfect for your little ones to take their first steps into the world of winter sports! In summer, there is a network of marked-out paths for trail running, as well as e-biking facilities.

The resort has a restaurant/bar and basic shop which is open year-round, as well as a handful of other amenities (tennis court, ski shop...), with more shops, bars and restaurants in le Biot (5 minutes' drive) and St Jean d'Aulps (10 minutes' drive). The major ski resorts of Morzine (17km) and Chatel (20km) are both within easy striking

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distance, with a bus running to the ski resort of St Jean d'Aulps during the school holiday periods. Lake Geneva is 25km and Geneva International Airport approx 90 mins drive away.

The property is covered by the copropriété rules.

