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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

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Maison Simmelink

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

895 000 €uros



Contact

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Key Features

Price	895 000 Euros
Status	SOLD
Last updated	24/08/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	10
Bathrooms	3
Floor area	265 m²
Land area	820 m²
Detached	Yes
Heating	Gas
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	4 km
Nearest shops	300 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	C (87)
CO2 emissions	C (24)
Agency fees	Paid by the seller

Property Description

Maison Simmelink is situated close to the historic Abbaye d'Aulps and the village centre with its bars/restaurants and shops is within walking distance of the property. Conveniently, this area is on the bus line linking to both the ski village of La Grande Tercle and to Morzine, giving access to the Portes du Soleil.

On a plot of 820 m², the house enjoys beautiful views across the valley and has great outside space including a large covered terrace, magnificent garden and a swimming pool.

With 10 bedrooms and a floor area of 265 m² over 4 levels, the accommodation comprises :

Ground floor : kitchen with access to a 'cave' (storage area), dining room open to a large lounge with feature fireplace, small tv/sitting room. In the second part of the ground floor there is a bedroom with en-suite bathroom, shower room, separate WC, study, laundry room and a large garage.

First floor : master bedroom with free-standing bath, 2 bedrooms, double bedroom with small sitting area, separate bathroom.

Second floor : en-suite bedroom, 4 double bedrooms, shower room, bathroom.

Third floor : further bedroom situated under the roof line.

The property is habitable but could benefit from some renovation work, according to preferences.

Nevertheless, it remains one of the most beautiful properties in the area, with its imposing character and the undeniable authentic charm of an older property. The structure is solid, and there is great potential for future improvement.























