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# Maison des Grandes Alpes

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

**675 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

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# Key Features

<b>Price</b>	675 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	09/05/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	340 m <sup>2</sup>
<b>Land area</b>	951 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	700 m
<b>Garden</b>	Yes
<b>Garage</b>	Triple
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	2977.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

An architect design built in the 80s, this property offers great space and a unique style.

It is made up as follows:-

Ground floor : large garage, laundry room and wine cellar.

1st floor : entrance hall, kitchen, dining and living room, office, 2 double bedrooms, a room which could be a single bedroom or office, bathroom, separate toilet.

2nd floor : 2 double bedrooms, bathroom, toilet, big games room, another room.

Outside, there is a sunny garden with large south facing terrace and an integrated barbeque area. The garden is enclosed to stop children or animals getting to the road. The whole property has been very well maintained internally and externally.

The property could easily be used as a rental business with lots of space for clients along with a separate owners' apartment. In this case, some works would be required to add additional bathrooms. Equally, it would be a lovely family home.

The garage is big enough to make a separate apartment and a ski / boot room, maintaining enough space for a double garage!

St Jean d'Aulps is a typically Savoyard village with its own ski resort, making up part of the Portes du Soleil. The house is close to the main road running through the village. This guarantees access in winter and quick access to the Portes du Soleil and the main supermarket in the valley.

































