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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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Appt. Le Relais, D7

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

265 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	265 000 Euros
Status	SOLD
Last updated	06/01/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Floor area	61 m²
Heating	Combined system
Nearest skiing	100 m
Nearest shops	100 m
Garage	Single
Drainage	Mains drains
Taxe foncière	565.00 Euros
Annual charges	2152.00 Euros
Number of lots	75
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Appt D7 le Relais is an immaculate duplex apartment located right in the heart of the Portes du Soleil resort of the Espace Roc d'Enfer. Within easy walking distance of the ski lift and with all the amenities of the resort on your doorstep, the property could not be better located!

The apartment is situated on the second floor of this handsome residence, which has been meticulously maintained both inside and out, with pristine common areas and a recently repainted exterior. Entering the property, you will find a convenient hallway with built-in storage, ideal for hanging coats and storing bags and shoes tidily out of the way. The fitted kitchen off the hallway is well equipped, with full-sized oven and hob, dishwasher, fridge and microwave oven, as well as built-in units and ample work surfaces for all your food preparation needs. The kitchen opens on to the living space, which is well above average in terms of size, with plenty of space for sofas, armchairs, a dining table and chairs, as well as a desk or reading corner. The dining area has a double height ceiling and French windows opening on to the west-facing balcony, giving a real feeling of light and space. The covered balcony has views of the surrounding mountains and space for a table and chairs, and is a very peaceful spot to sit down with a cup of tea and a book, or for a relaxing al fresco supper.

Upstairs, there is an enormous landing, continuing the spacious feel of the property. There are two double bedrooms off the landing, each with sloping ceilings and a velux window. A "coin montagne" off the far side of the landing houses bunk beds and a chest of drawers. This nook could be easily partitioned off to make a small third separate bedroom (with no window). The bathroom is generously proportioned with full-sized bath, sink, storage, heated towel rail and plumbing for a washing machine. There is a separate WC. The landing also enjoys double head-height, and it may be feasible to add a mezzanine above the landing.

Included in the sale is a storage cellar, ideal for your sporting equipment and luggage. The property is also sold with a garage, a real rarity in this resort-centre location and an absolute selling point of the apartment.

Given the size, condition and location of the apartment, along with the very useful garage, this property would also perform well on the rental market.

The property is covered by the copropriété rules.















