



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Moulin

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

**630 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

**Tel:** 06 41 99 01 84

**Email:** [amelie.g@alpine-property.com](mailto:amelie.g@alpine-property.com)

# Key Features

<b>Price</b>	630 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	27/06/2022
<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>	4
<b>Floor area</b>	156 m <sup>2</sup>
<b>Land area</b>	800 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	726.00 Euros
<b>Energy efficiency rating</b>	E (266)
<b>CO2 emissions</b>	E (59)
<b>Agency fees</b>	Paid by the seller

## Property Description

House built in 1976 with a concrete lower level and wooden upper level, offering all the space you could want with large bedrooms and a big living room.

The property comprises:-

Ground floor : an entrance hall, laundry room, 2 shower rooms, a separate toilet, a bedroom plus further double bedroom with walk-in wardrobe and technical room.

1st floor : entrance hall, open plan kitchen/lounge/dining room, 2 bedrooms, a bathroom and separate toilet.

2nd floor : eaves converted into teenager bedroom with bathroom.

Outside there is a sunny garden with big south facing terrace. The garden is enclosed so children and animals cannot wander onto the road. The property needs some renovation work which do not need to all be done at the same time.

The property could easily be a large family home or could be divided into a separate apartment on the ground floor and a main home on the 1st and eaves floors as the house has 2 separate entrances.

At the front of the house, there is plenty of parking space for 5 cars.

St Jean d'Aulps is a typical and lively Savoyard village, just 10 minutes by car to Morzine and 25 minutes to Thonon Les Bains on Lake Geneva. St Jean d'Aulps has its own ski resort, La Grande Terche, part of the Portes du Soleil system. The property is located at the bottom end of St Jean d'Aulps.

























