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# Appt. La Charrette

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

**299 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	299 000 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>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	65 m²
<b>Land area</b>	130 m²
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	650 m
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (292)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment la Charrette is a beautifully renovated property, situated on the ground floor of a small residence of just 4 apartments. The apartment itself was originally the stables of this former agricultural building, which has recently undergone a total transformation from farming use to a small copropriety of new homes.

The apartment is entered on the ground floor, and opens into the open plan kitchen, dining and living room. The dual aspect space is light and bright, with a modern fitted kitchen in heritage tones and with a Belfast sink. There is a dining area, and comfortable living space for 2 sofas. Access to the garden is via French windows at the rear of the living room.

There are two spacious double bedrooms, the master bedroom with built in storage and its own en-suite bathroom with walk-in shower, and the other with ample storage space and generous proportions. The family bathroom has a tub, vanity unit and WC. There is a small laundry room housing the hot water tank and washing machine.

The property has solid wood flooring throughout, with underfloor heating in the bedrooms and bathrooms.

The garden is accessed via the French windows at the rear of the living area. Although small, this outside area is invaluable if you have dogs or young children, and is also perfect for al-fresco summer meal or a relaxing aperitif in the evening sunshine. The property is also sold with a cave large enough for several bikes as well as all your ski gear, and 2 parking spaces.

The apartment is around 10 minutes walk from St Jean d'Aulps village centre, and is also on the ski bus route. It is around 10 minutes drive to Morzine, and under an hour and a half to Geneva airport.

The property is covered by the copropriété rules.





















