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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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Demi-Ferme Côté Est

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	31/08/2022
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	1
Land area	541 m ²
Detached	No
Ski access	On piste
Nearest skiing	100 m
Nearest shops	150 m
Agency fees	Paid by the seller

Property Description

This semi-detached farmhouse is situated at the foot of the slopes of the Roc d'Enfer skiing domain, in the Portes du Soleil. The property is full of character features and oozing with charm, but it is also a property that will require imagination and hard work to fulfil its potential!

The property is currently not in habitable condition, but connections to all utilities is straightforward to achieve, with incoming electricity and water supply available, and mains drains immediately adjacent to the property. The property is entered at ground floor level, and has previously been inhabited. This floor could be refurbished without the need for planning consent.

Upstairs, the barn is open to the double-height eaves and is full of wow factor! With the appropriate permissions, this barn could be converted into very striking living accommodation, with exposed beams and feature windows opening up the south-facing views and bringing the light flooding in.

The property is also sold with 2 cellars, useful for the storage of sporting equipment or the installation of hot water tanks/heating systems etc.

The property sits on a flat plot of 531m², which is south facing. A beautiful, sunny garden could be landscaped around the property. There is currently no off-street parking, but there is vehicle access along the side of the property and around to the garden at the back, where parking or a garage could be installed.

The property is situated in the oldest part of the village, and is surrounded by similar old farmhouse-style properties. It is possible to ski back to the back door of the property, and all of the resort's amenities are right on the doorstep. The proximity to the slopes, coupled with the potential to create a real wow-factor property, means that once renovated, this property should also generate an excellent rental yield.

Morzine is approximately 10 minutes' drive away, and Geneva International Airport is less than 90 minutes, meaning the property has easy access to major transport links, and all of the activities this wonderful area has to offer!

















