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# Demi-Ferme Côté Ouest

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

**295 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	295 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	16/09/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Land area</b>	491 m <sup>2</sup>
<b>Detached</b>	No
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	150 m
<b>Agency fees</b>	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 in need of total renovation, but planning permission has previously been granted to convert the property into a 5 bedroom, 5 bathroom home, with cinema room and double height living room.

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.

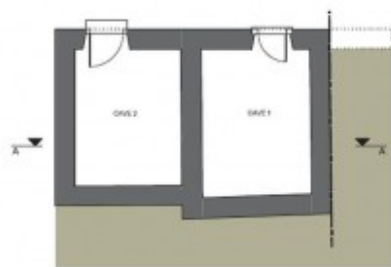
Upstairs, the barn is open to the double-height eaves and is full of wow factor! With the appropriate permissions, this barn could be converted into very striking living accommodation, with exposed beams and feature windows opening up the south-facing views and bringing the light flooding in.

At street level, there are also 2 good-sized cellars, useful for the storage of sporting equipment or the installation of hot water tanks/heating systems etc.

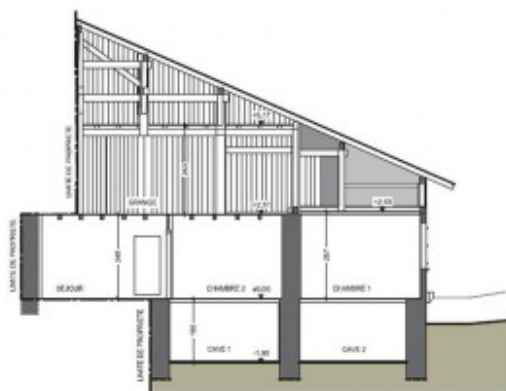
The total surface area of the plot is 491m<sup>2</sup>, and it is principally flat and south facing. A beautiful, sunny garden could be landscaped around the property. There is currently off-street parking for just one vehicle, but there is room to create additional parking alongside this single space.

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.

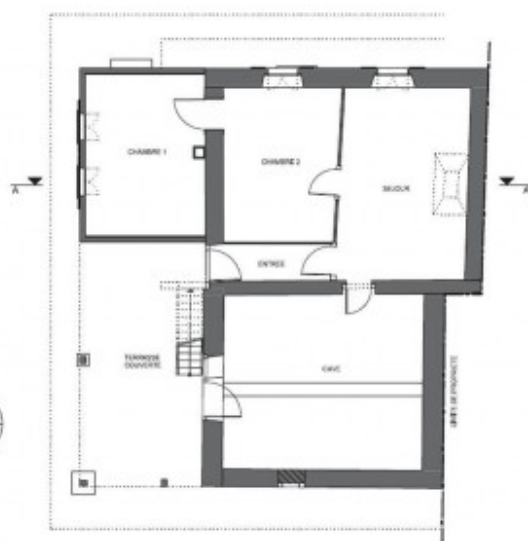
Morzine is approximately 10 minutes' drive away, and Geneva International Airport is less than 90 minutes, meaning the property has easy access to major transport links, and all of the activities this wonderful area has to offer!



PLAN DU NIVEAU -1

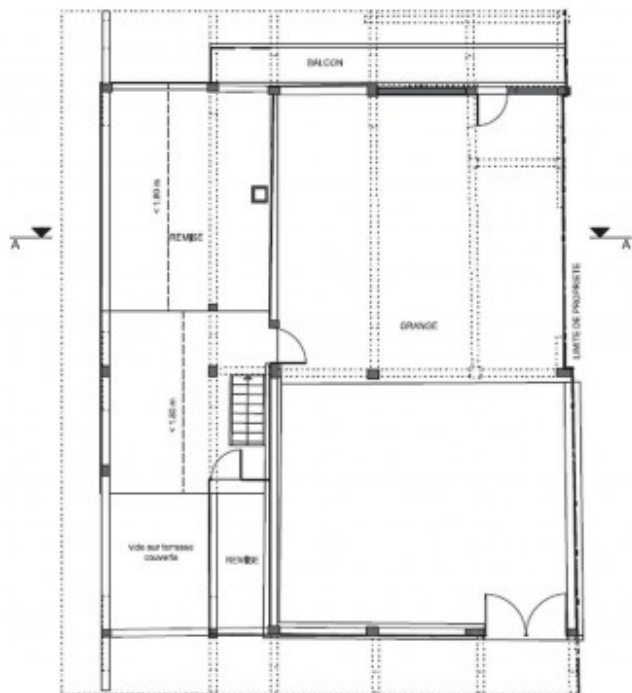


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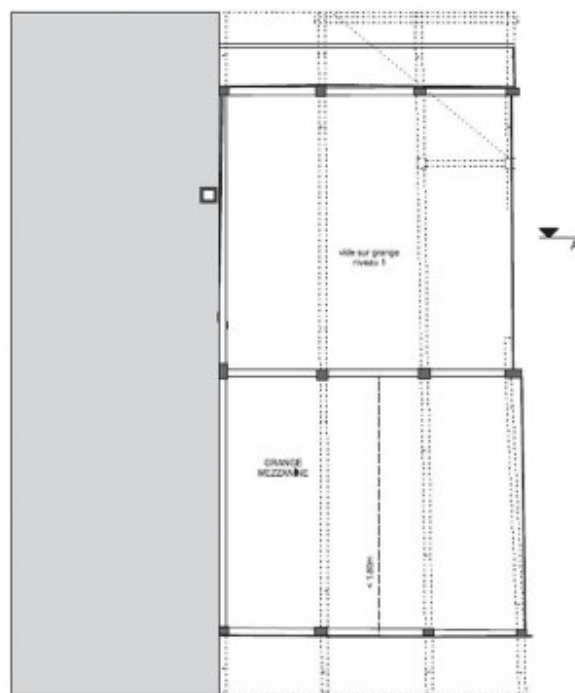


PLAN DU NIVEAU 0





HABITATION - PLAN DU NIVEAU 1



HABITATION - PLAN MEZZANINE

























