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## Appt. Le Grizzli

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

**75 900 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	75 900 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/08/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bathrooms</b>	1
<b>Floor area</b>	19.3 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	400 m
<b>Nearest shops</b>	100 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	276.00 Euros
<b>Annual charges</b>	624.00 Euros
<b>Number of lots</b>	1231
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (430)
<b>CO2 emissions</b>	C (21)
<b>Agency fees</b>	Paid by the seller

## Property Description

This neat and tidy studio apartment is situated on the fifth floor of this modern, well-maintained residence. The property is ski in, ski out, and backs on to the “home run” down to the main ski lift in the resort, so you can be the first up the mountain and making fresh tracks each morning!

The apartment has been carefully maintained by its owners, and thoughtfully laid out to make the most of the space available. With bunk beds in the “coin montagne”, plus the fold out sofa bed, there is sleeping accommodation for 4. The small kitchenette is more than adequate for your holiday catering needs, and there is a breakfast bar that seats two, and can be pulled out to seat 4. Built-in cupboards provide plenty of storage for clothes, crockery, games etc. to keep all your belongings tidy. There is a bathroom with shower cubicle and vanity unit, plus separate WC.

The west-facing balcony makes the most of the afternoon and evening sun. The view overlooks the slopes, which is great fun watching the skiers whizz by, or the cows grazing in the summer. The apartment is sold fully furnished, allowing you to move straight in and enjoy from day one! There is a designated parking space, and the apartment is sold with a ski locker large enough to accommodate skis and boots, or even a couple of bikes on wall-mounted hangers.

As well as being ski in, ski-out, the amenities of the ski resort are within easy walking distance – bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday.

The resort is small and friendly, with a lively atmosphere and offers some really beautiful skiing around the majestic “Roc d’Enfer”, covered by the Portes du Soleil ski pass. In summer, the cable car also runs 7 days a week, offering a variety of fun activities like go-karting, off-road scooters and mountain biking. The bigger resort of Morzine is under 10 minutes away by car, and also accessible by ski bus, giving access to the full Portes du Soleil ski area. Geneva airport is around 75 minutes’ drive.

The property is covered by the copropriété rules.



























