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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)

## Appt 4, Résidence Panda

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

**190 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

**Tel:** 0033608523864

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

# Key Features

<b>Price</b>	190 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	28/10/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	90.9 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	800 m
<b>Number of lots</b>	25
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

The “Panda Residence” was formerly a hotel which will be completely renovated and restyled in order to create a charming apartment block full of character, made up of 25 apartments from 1 – 3 bedrooms.

The block is very well placed, just 800m from the Roc d’Enfer resort, with a ski bus stop just in front giving easy access to the ski slopes and the centre of the resort, and to top it all, just 2kms from the centre of St Jean d’Aulps.

It is on a plot of over 2,600m2, overlooking the valley d’Aulps and has fabulous views, in a quiet surround.

The “Panda Résidence” will have a lift and comprise a total of 25 apartments, 1 of which remains available, sold with a secure storage space (cave).

Covered parking spaces are available for 1-2 cars and are priced between 2,000€ and 22,000€.

The apartments are sold as shells. Please contact us for more information on the works that will be completed before sale.

A layout has been suggested for the apartment but you can do as you wish to make your dream home!

This apartment (lot 4) has a south west facing 50.75m2 garden and is on the ground floor.

The apartments will be sold connected to water, electricity and mains drainage, but without any interior finishes, which gives you the opportunity to create exactly what you want. Furthermore, DIY enthusiasts can carry out some of the works themselves in order to economise. Alpine Property will be happy to recommend local artisans, architects and project managers for the works, if you like.

The main valley supermarket is just 4kms away and Morzine, with all its shops, bars and restaurants, as well as access to the Portes du Soleil ski area, is just 5kms away. For those who like summer activities as much as winter ones, the immediate surroundings are crawling with fantastic hiking paths.

The property is covered by the copropriété rules.

# LOT 4























FACADE NORD-OUEST



FACADE SUD-EST



