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# Appt. La Charrette, Rez de Jardin

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

**495 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	495 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/07/2023
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	123.4 m²
<b>Land area</b>	100 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	650 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (506)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

This very spacious garden apartment is situated on the ground floor and garden level of a small residence of just 4 dwellings. Refurbished around 5 years ago, the apartment is very well appointed, and is incredibly spacious. The residence itself was originally an agricultural building, which has recently undergone a total transformation from principally farming use to a small copropriety of new homes.

The apartment is entered on the ground floor via a balcony, and opens into vestibule, leading through to an impressive kitchen and dining room. The dual aspect space is light and bright, with a modern fitted kitchen in heritage tones and with a Belfast sink and central island. There is a large dining area, offering plenty of space for family and friends to gather around the table for a shared supper. French windows lead out to the wrap-around south-facing balcony.

A hallway leads to the sleeping accommodation. There are two good sized double bedrooms, one of which has built in storage, plus a further master bedroom of very generous proportions, and with super en-suite bathroom. A separate shower room with WC and sink serves the other two bedrooms.

From the central hallway, a staircase leads down to the garden level of the apartment. The lounge is located on this lower level, and measures approximately 22m2. It has direct access to the garden via bi-fold doors which fully open and bring the outside in. Completing this lower level is a lovely double bedroom with en-suite bathroom, ideal either as an alternative master bedroom or super guest bedroom. There is also a practical laundry room for your appliances and offering additional storage.

Outside, the garden is an absolute asset. South-west facing, and with views towards the Roc d'Enfer, there is ample space for outdoor dining, a veggie patch, or a paddling pool for the kids. The apartment is also sold with a cave of around 20m2, which is incredibly useful. It has full head height and concrete walls, ceiling and floor. It would make an excellent workshop or home gym, or is otherwise ideal for storage of all your sporting equipment. There is also a much smaller cave underneath the balcony with space for the lawnmower and a couple of deckchairs. There is also allocated parking for 2 vehicles.

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.



# Plan de copropriété

Commune de SAINT JEAN D'AULPS  
Propriété cadastrée section AB N° 36, 366 et 368

Sous-sol  
Echelle: 1/100

Michel BANCLOU - Fabrice TROBERT  
Géomètres-Experts Associés  
Société à responsabilité limitée  
SARL  
RCS de Saint-Jean-d'Aulps 338 600 000  
N° de profession 000 000 000  
N° de carte 000 000 000  
Date: 00/00/0000



Tech: J.B  
Dess: J.B  
Plan établi le: 14/10/2020  
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