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# Ferme Au Bout Du Monde

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

**475 000 Euros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	475 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	10/03/2023
<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>	2
<b>Land area</b>	1053 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	2.5 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	305.00 Euros
<b>Energy efficiency rating</b>	E (313)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

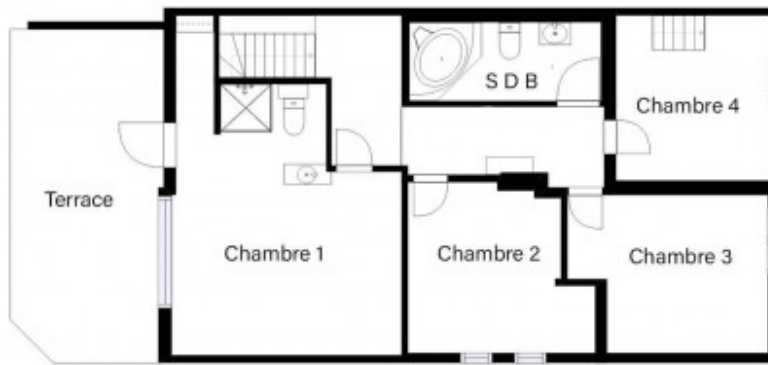
This pretty character property is situated at the very end of a rural lane, around 2.5km from the ski slopes and resort amenities, in a hamlet known as “Le Bout du Monde”, the World’s End! As the name suggests, the location is very peaceful, surrounded by meadows, forests and a network of nature trails to explore on foot or by snowshoe. This semi detached property feels secluded and hidden away, but is just a couple of minutes’ short drive to a wide selection of amenities, with both the village centre and the nearest ski lifts around 2km away.

This much-loved home is laid out over two floors, with a traditional layout of living accommodation on the ground floor and sleeping accommodation upstairs, with both levels having direct access to the garden. The front door opens into the spacious kitchen with separate dining area, and handy walk-in pantry, the perfect set up for convivial and practical family living. The living room is both cosy and bright, with a wood-burning stove providing warmth in the winter as well as a snug ambiance. A guest WC completes this floor.

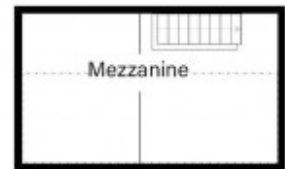
Upstairs, there are 4 bedrooms, including a master bedroom with open plan en-suite shower room. There is a second double bedroom, currently used as an office with mezzanine storage area, and two delightful children’s bedrooms, also both doubles. The bedrooms are all served by a family bathroom with bathtub. The master bedroom also enjoys direct access to the garden.

This semi-detached property is sold with just over 1000m<sup>2</sup> of landscaped garden, and is the perfect rural idyll! A veggie patch and variety of plants and flowers will keep your green fingers occupied, and the sunny terrace is the perfect spot for a casual family lunch or evening barbecue with friends. Surrounded by meadow and forests, your children can roam free in safety whilst you soak up nature’s soundtrack as you recline with a quiet drink. A delightful mazot, also included in the sale, is a fun outdoor facility, whether as a playhouse for children, simple garden tool storage, or conversion into your own back-garden pub!

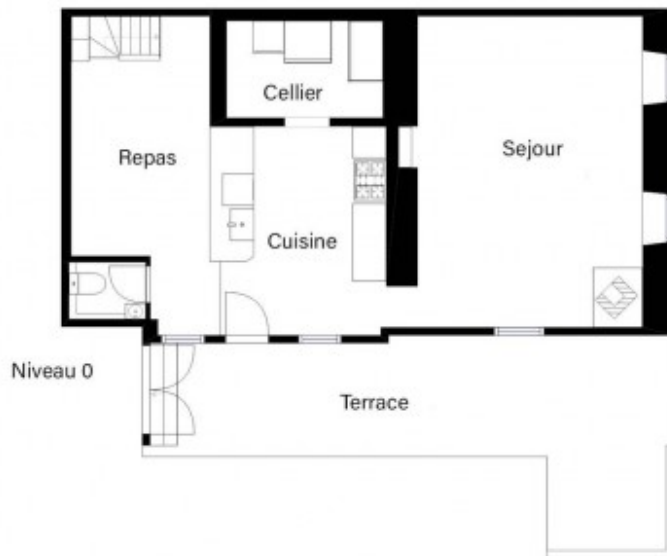
The overall condition of the property is good, with a recently replaced and fully insulated roof, and a new septic tank less than 10 years old. If you are looking for a new family home, or a peaceful mountain hideaway, this farmhouse at the World’s End is the one for you!



Niveau 1



Mezzanine



Niveau 0



























