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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Ferme Au Bout Du Monde

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

475 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	475 000 Euros
Status	SOLD
Last updated	10/03/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Land area	1053 m ²
Detached	No
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	2.5 km
Nearest shops	2.5 km
Garden	Yes
Garage	None
Drainage	Septic tank
Taxe foncière	305.00 Euros
Energy efficiency rating	E (313)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

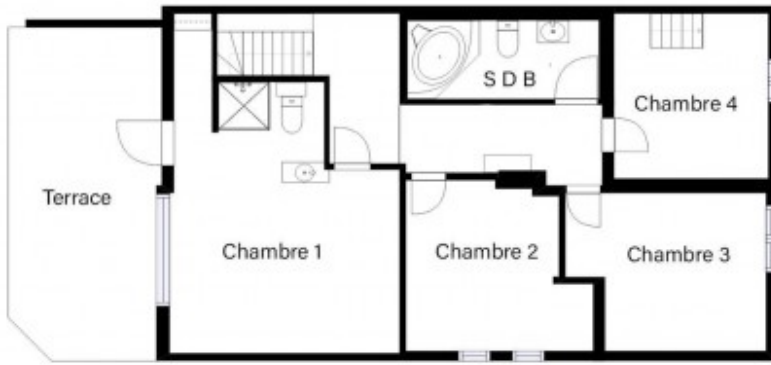
This pretty character property is situated at the very end of a rural lane, around 2.5km from the ski slopes and resort amenities, in a hamlet known as "Le Bout du Monde", the World's End! As the name suggests, the location is very peaceful, surrounded by meadows, forests and a network of nature trails 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.

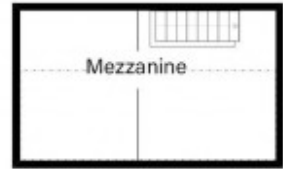
Upstairs, there are 4 bedrooms, including a master bedroom with open plan en-suite shower room. There is a second double bedroom, currently used as an office with mezzanine storage area, and two delightful children's bedrooms, also both doubles. The bedrooms are all served by a family bathroom with bathtub.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

This semi-detached property is sold with just over 1000m² 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!

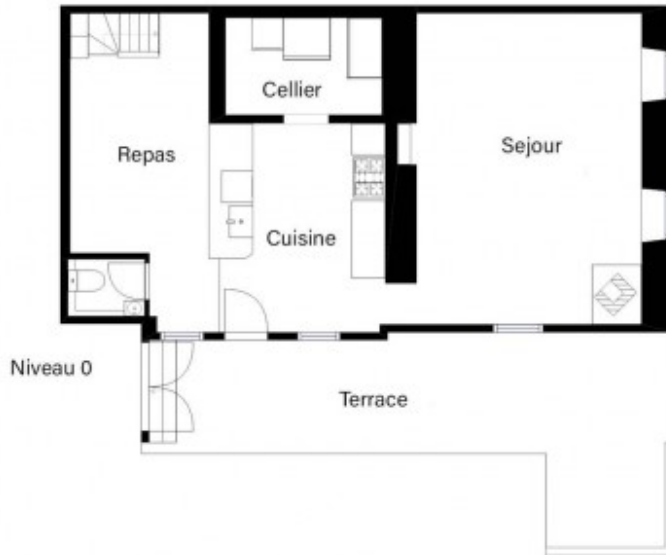
The overall condition of the property is good, with a recently replaced and fully insulated roof, and a new septic tank less than 10 years old. If you are looking for a new family home, or a peaceful mountain hideaway, this farmhouse at the World's End is the one for you!



Niveau 1



Mezzanine



Niveau 0













