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Appt. Le Perroudy

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

Price	495 000 Euros
Status	SOLD
Last updated	20/02/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	146 m²
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	3 km
Nearest shops	100 m
Garden	No
Garage	Single
Drainage	Mains drains
Taxe foncière	1262.00 Euros
Annual charges	4548.00 Euros
Number of lots	28
Procédure en cours	No
Energy efficiency rating	E (317)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

Appt le Perroudry is a very sizeable 4 bedroom, 2 bathroom apartment which has been entirely refurbished in 2022, and is in perfect condition. This established residence in the heart of St Jean d'Aulps village is equipped with a lift to whisk you up to the entrance of the apartment on the second floor of the building.

The front door opens into an entrance hall with built-in storage and a cloakroom, with a corridor leading through to the living and sleeping accommodation. The kitchen is both modern and striking, decorated in cool tones of dark blue, bringing a very contemporary feel to this superbly appointed kitchen. It is equipped with all mod-cons, and as practical as it is stylish. Next to the kitchen is the first reception room, equipped with a bio-ethanol stove providing both warmth and ambiance. This is the perfect set-up for a relaxed snug, or alternatively as a formal dining room. The kitchen and reception room both have access to a balcony overlooking the high street below.

At the end of the corridor are three good-sized double bedrooms, all well proportioned and light and bright. Two of the bedrooms also enjoy their own private west-facing balcony. The three bedrooms are served by a family bathroom with bathtub and double vanity unit. The master suite is of the most impressive proportions, and comprises a large bedroom with bags of built-in storage and a very generous en-suite with double vanity unit, shower, separate bath tub and WC. A large reception room, currently set up as a home office, separates the master suite from the main corridor running through the property. This additional reception room could offer a second more informal lounge, as it is also equipped with a wood burner and a super loggia (enclosed balcony) with south-facing views of the ski resort.

On a practical note, a handy laundry room is located just inside the entrance to the property, and outside on the landing there is a private locker. The property is also sold with a large garage and store-room, providing secure, dry storage not only of your vehicle, but also all of your sporting equipment including bikes, skis, paddle boards etc.

The residence is also very well maintained, with spacious common areas and shared outdoor space, and a new roof was installed 2 years ago. All the village amenities, including bakers, supermarket, post office, pharmacy and a selection of bars and restaurants, as well as a primary and secondary school, are all within immediate proximity. The nearest ski slopes of the Roc d'Enfer skiing domain is a short bus ride away, with Morzine under 10 minutes and Geneva International Airport around 75 minutes away.

The property is covered by the copropriété rules.















