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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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Appt Grand Cerf, 56

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

330 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	330 000 Euros
Status	SOLD
Last updated	02/04/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	2
Floor area	67 m²
Heating	Electric radiators
Ski access	On piste
Nearest skiing	50 m
Nearest shops	400 m
Garage	Single
Drainage	Mains drains
Taxe foncière	758.00 Euros
Annual charges	1465.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	F (335)
CO2 emissions	C (18)
Agency fees	Paid by the seller

Property Description

This superb 3 bedroom, 2 bathroom duplex apartment is situated on the top floor of the Grand Cerf residence, in the ski resort of the Roc d'Enfer, part of the Portes du Soleil skiing domain. The apartment has been entirely refurbished following fire damage in 2020, and is completely brand new throughout.

The apartment is on the 6th floor, accessed by lift. The front door opens into a generous hallway, with bags of built-in storage for all of your coats, bags and shoes. Off the hallway is a handy WC, and a separate bathroom with shower and vanity unit. The remainder of this floor is open-plan, with a built-in kitchen including oven, hob and extractor fan, as well as plumbing for a washing machine. The living space is L-shaped, and very generously proportioned, with space for dining, relaxation, and office or games space. There is a long balcony which spans the length of the kitchen and living area, which has great views over the pistes, resort and surrounding mountains. The balcony is west-facing and benefits from plenty of afternoon and evening sunshine.

Upstairs, there are 3 double bedrooms, each with built-in storage, and two with balcony access, also taking in those fantastic views and sun. A perfect space to escape with a book in the summer months! A family bathroom with WC, vanity unit and bath tub completes this top floor.

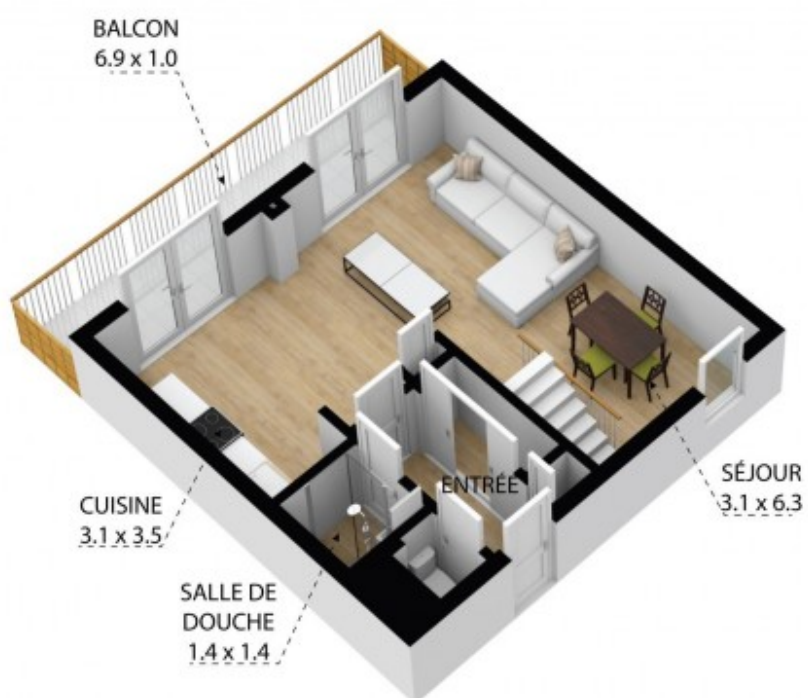
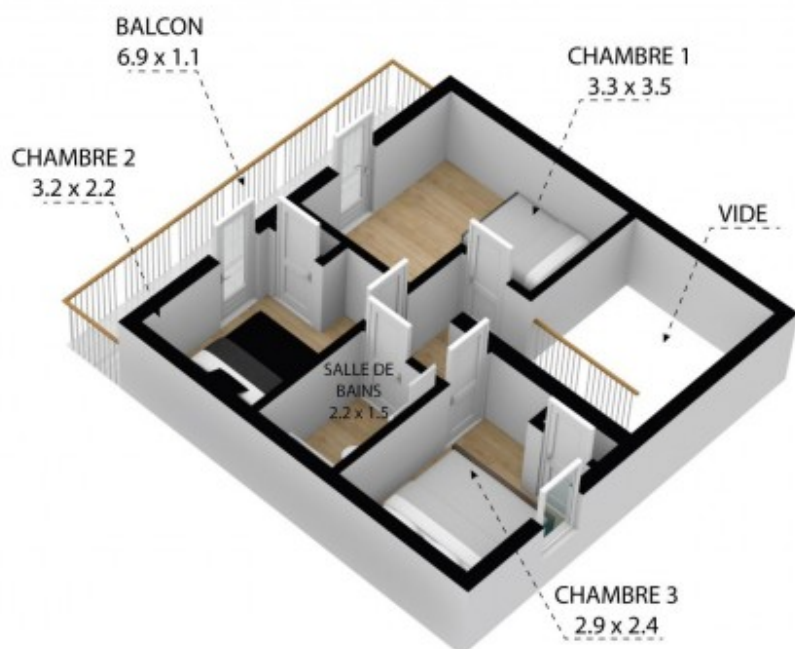
The apartment is sold with a lock-up garage, ideal for keeping the car out of the elements, or for storing your more bulky items. Furthermore, the property is also sold with a cave for skis, boots and snowboards, allowing you to keep your gear securely stored. The apartment is sold unfurnished.

The amenities of the ski resort are a short walk away - bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday. The main ski slope runs right by the building, so you can hop on your skis from the front door and ski down to the cable-car for the first lift!

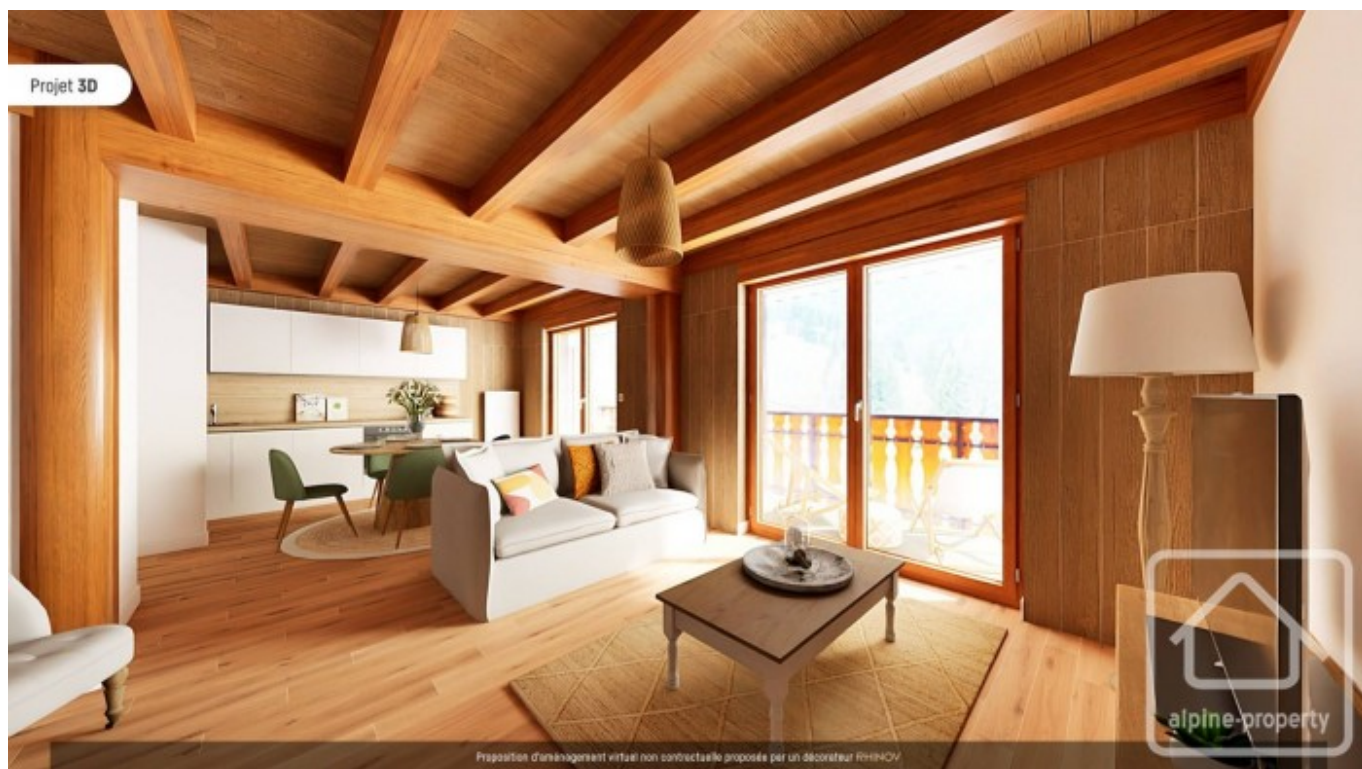
The ski resort of St Jean d'Aulps is small and friendly, with a lively atmosphere, and offers some really beautiful skiing around the majestic "Roc d'Enfer". An open-air ice rink for children and weekly events throughout the winter season add both atmosphere and activity to this charming resort.

The bigger resort of Morzine is under 10 minutes away by car, and also accessible by ski bus, giving access to the full Portes du Soleil ski area, and Geneva airport is less than 90 minutes.

The property is covered by the copropriété rules.









Préparation d'aménagement virtuel non contractuelle proposée par un décorateur RENOVOY





