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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. L'Ourson 43-44

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

300 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	300 000 Euros
Status	SOLD
Last updated	12/12/2023
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	4
Bathrooms	2
Floor area	61.3 m ²
Heating	Electric radiators
Ski access	On piste
Nearest skiing	50 m
Nearest shops	400 m
Garage	Single
Drainage	Mains drains
Taxe foncière	658.00 Euros
Annual charges	1279.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	E (275)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

This superb 4 bedroom, 2 bathroom apartment is situated in the Ourson residence, in the ski resort of the Roc d'Enfer, part of the Portes du Soleil skiing domain. The apartment is in super condition, and enjoys great views of the valley.

The apartment is on the 5th floor, accessed by lift. The front door opens into a generous hallway, with built in storage for your coats, bags and shoes. Off the hallway is a bathroom with bath tub and vanity unit, and a separate WC. Two of the bedrooms also lead off the hallway, one of which is a double and the other a single, housing bunk-beds. The fitted kitchen is open-plan and includes 4 ring hob, mini-oven, dishwasher and fridge freezer. The living space is light and bright and generously proportioned, with space for dining and relaxation. There is a long balcony which spans the length of the kitchen and living area and which has fantastic views over the valley. Off the living area are two further double bedrooms, one of which has its own en-suite bathroom with shower, sink and WC.

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 2 caves for skis, boots and snowboards, allowing you to keep your gear securely stored, whilst also leaving secure storage available for any rental guests.

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.













