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# Appt. Le Gys

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

**350 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	350 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	22/04/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Le Biot
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	58.4 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	9 km
<b>Nearest shops</b>	6.5 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	2
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (292)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment le Gys is one of just two apartments in this small residence in the hamlet of Gys, a short distance from the Savoyard village of le Biot. The apartment occupies the top 2 floors of the building, and it has been very tastefully renovated and is in perfect condition.

The main living space comprises a spacious fitted kitchen with all the usual mod cons, a dining area, and a living area centred around a wood burning stove. The space is light and bright, with triple aspect windows. Completing this floor is a large double bedroom, and a separate bathroom with WC.

Upstairs, there is an even more spacious double bedroom, a smaller single bedroom, ideal for use as a home office, and a family bathroom. There is also a substantial amount of storage in the eaves.

Outside, there is a sunny balcony with lovely views, and the real asset of this property, the super garden. Principally laid to lawn, with a deck ideal for al-fresco dining, the garden is safe for children and pets and offers generous outdoor living space.

Completing the property is two substantial caves, providing secure storage for bikes, skis and other sporting equipment or garden tools. There is also private off-street parking.

The apartment is in excellent condition throughout and requires no work, and the annual charges are minimal.

The apartment lies around 2km from le Biot village centre, 15 minutes from Morzine town centre, 20 minutes from Lake Geneva, and approximately 1h15 from Geneva airport.

The property is covered by the copropriété rules.































