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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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Demi-Chalet Les Sapins

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

435 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	435 000 Euros
Status	UNDER CONTRACT
Last updated	10/02/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	1
Land area	621 m ²
Detached	No
Heating	Oil fired central heating
Chimney	None
Nearest skiing	6 km
Nearest shops	2.7 km
Garden	Yes
Garage	Single
Drainage	Septic tank
Taxe foncière	265.00 Euros
Energy efficiency rating	G (518)
CO2 emissions	G (161)
Agency fees	Paid by the seller

Property Description

This semi-detached property is situated in a very sunny spot, perched above the village of St Jean d'Aulps. The property has been immaculately maintained, and offers 3 good sized double bedrooms, a bathroom, and a separate WC, as well as an open-plan kitchen, living room and dining area.

The property is split over two main floors, with the living room and kitchen on the ground floor and the bedrooms and bathroom above, but there is also a good sized attic space, accessible via internal staircase, which can be converted to additional living accommodation with the appropriate permissions. There is also a basement level, housing a garage, vaulted cellar and boiler room, as well as a covered walkway.

There is off-street parking for several cars, and a large sunny terrace with views is perfect for al-fresco dining or for installing a hot tub. There is also an area of flat lawn, ideal for children to play in safety. A traditional smoke-house and a lean-to store-room of around 4m² are also included in the sale.

The property does require some modernisation. It currently has single-glazing, and the oil-fired heating system, whilst fully functional, will probably require an upgrade in the future. The property is also on a septic tank. Otherwise, the layout of the property works well, and no structural changes are needed, but the kitchen and bathroom are also a little out-dated.

The property is located in the hamlet of Les Onchets, approximately 3km from the centre of St Jean d'Aulps, around 10 minutes from Morzine, and under 90 minutes from Geneva airport.

















