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# Appt. Clos Donné, 4

**Essert Romand, St Jean d'Aulps & Vallée, Portes Du Soleil**

**325 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	325 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/11/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	49 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	No
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	393.00 Euros
<b>Annual charges</b>	635.00 Euros
<b>Number of lots</b>	8
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (295)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Clos Donné 4 is situated in the ever-popular village of Essert Romand, under 5 minutes from the centre of Morzine. This residence is made up of just 8 apartments, following the renovation of an old farmhouse completed in 2010. The apartment is finished to a high standard, and has both charm and style. The exterior and common areas of the building are in great condition.

The main living space is open-plan, with a fully equipped kitchen, dining area and seating area, with French windows leading on to the south-facing balcony. There is a quirky double bedroom, a second single bedroom with bunks, and a contemporary bathroom. A separate WC is a convenient addition. The apartment is not only well designed from a practical point of view, with plenty of useful storage, it has also been meticulously looked after and is in perfect condition.

Situated on the first floor of this small residence of 8 apartments, the property enjoys great views of the surrounding village and mountains, as well as enjoying plenty of sunshine. The apartment is sold with 2 designated parking spaces and shared use of a communal cave.

The apartment is under 5 minutes' drive from the major supermarket in the valley. It is a similar distance to the centre of Morzine, with access to the full skiing domain of the Portes du Soleil, as well as many shops, bars and restaurants. A bus service also operates from Essert Romand to Morzine. Geneva airport is under 90 minutes away.

Essert Romand itself is a typical Savoyard village with lots of charm. There is a popular auberge just a stone's throw away which is open year-round, perfect for a bite to eat at lunch, a long and lazy evening meal, or an après ski pint or two. A pizza takeaway in the village is also ideal for those who don't feel like cooking after a hard day on the slopes.

This high quality apartment will appeal widely to the rental market, both summer and winter.

The property is covered by the copropriété rules.





















Toutes les dimensions indiquées sont approximatives.  
 The plans shown are approximate and for information purposes only.





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