



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. D1, Le Relais

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

285 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

Tel: +33 6 71 14 68 08

Email: ailsa@alpine-property.com

Key Features

Price	285 000 Euros
Status	FOR SALE
Last updated	05/08/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Floor area	64 m ²
Heating	Electric radiators
Chimney	None
Ski access	On piste
Nearest skiing	100 m
Nearest shops	100 m
Garden	Yes
Garage	None
Drainage	Mains drains
Taxe foncière	585.00 Euros
Annual charges	2604.00 Euros
Number of lots	65
Procédure en cours	No
Energy efficiency rating	G (512)
CO2 emissions	C (16)
Agency fees	Paid by the seller

Property Description

Appt D1 le Relais is an immaculate duplex apartment located right in the heart of the Portes du Soleil resort of the Espace Roc d'Enfer. Within easy walking distance of the ski lift and with all the amenities of the resort on your doorstep, the property could not be better located!

The apartment is situated on the ground floor of this handsome residence, which has been meticulously maintained both inside and out, with pristine common areas and a recently repainted exterior. Entering the property, you will find a convenient hallway with a WC and built-in storage, ideal for hanging coats and storing bags and shoes tidily out of the way. The bright and modern fitted kitchen off the hallway is well equipped, with full-sized oven and hob, dishwasher, fridge and microwave oven, as well as built-in units and ample work surfaces for all your food preparation needs. The kitchen leads through to the living space, which is also bright and spacious, with patio doors leading out onto the superb terrace. Rare to find in this resort, the south-facing covered terrace enjoys sunshine year-round, and has views of the resort and surrounding mountains. A flat grassy lawn provides a safe space for children to play, and the ground-floor access means it's handy to pop in and out with the dog!

A spiral staircase leads down to a good-sized landing, continuing the spacious feel of the property. There are two very large double bedrooms off the landing, each with big picture windows bringing the light flooding in. One of the bedrooms is equipped with 2 single beds plus a set of bunks, meaning there is room for all the family. The bathroom is generously proportioned with full-sized bath, sink, WC and a washing machine.

Included in the sale is a storage cellar, large enough to store 1 or 2 bikes, your ski equipment and luggage.

The apartment is located at the rear of the residence, away from the hustle and bustle, so the apartment itself is very quiet. Yet the resort centre and ski lifts are just 100m away, catering for all your holiday needs. Given the size, condition and location of the apartment, along with the large cave, this property would also perform well on

the rental market.

Located under 15 minutes from Morzine and around 75 minutes from Geneva airport, this duplex apartment is a sure-fire winner!

The property is covered by the copropriété rules.













