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Appt. Grand Cerf, 62

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

295 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	295 000 Euros
Status	SOLD
Last updated	23/12/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	3
Bathrooms	2
Floor area	63.2 m ²
Heating	Electric radiators
Chimney	None
Ski access	On piste
Nearest skiing	100 m
Nearest shops	300 m
Garage	None
Drainage	Mains drains
Annual charges	1464.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	D (246)
CO2 emissions	B (7)
Agency fees	Paid by the seller

Property Description

This superb 3 bedroom, 2 bathroom apartment is situated on the 6th floor of the Grand Cerf residence, in the ski resort of the Roc d'Enfer, part of the Portes du Soleil skiing domain. The apartment has been beautifully maintained since its construction in 2004 and is in perfect condition.

The apartment is on the 6th floor, accessed by lift. The front door opens into a generous hallway, with plenty of storage for all of your coats, bags and shoes. Off the hallway is a handy WC, and a separate bathroom with a bath and vanity unit. The hallway leads though to the open-plan living area, with a built-in kitchen including oven, hob, microwave, dishwasher and fridge.

The living space is very generously proportioned, with space for dining and relaxation, and there is a long balcony which spans the length of the living area, which has great views over the pistes, resort and surrounding mountains. The balcony is west-facing and benefits from plenty of afternoon and evening sunshine.

In terms of the sleeping accommodation, there are three double bedrooms, each with built-in storage. One of the bedrooms also enjoys balcony access, also taking in those fantastic views and sun and another of generous proportions accommodates both a double bedroom and bunks beds, offering space for all the family. A family bathroom with WC, vanity unit and bath tub completes this property. On a practical note, the apartment is also fitted with a washing machine, it has underfloor heating to supplement the electric radiators, and the property is sold fully furnished, meaning you can move straight in!

The apartment is sold with an allocated parking space, so you will always have a spot to park the car. Furthermore, the property is also sold with 3 individual caves for skis, boots and snowboards. This set-up is ideal if you are keen to rent out your property, as you can offer your guests secure storage for their belongings, whilst keeping your own ski gear separately under lock and key.

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. In summer, the cable car operates daily, opening up the mountains for hiking, mountain biking and go-karting for the thrill-seekers in your family. Other summer activities include regular entertainment events, off-road electric scooters and off-road electric cars, rendering the mountains accessible to one and all, regardless of age or mobility. In the wider area, the selection of activities available is endless, with open-water swimming, white water rafting, climbing, cycling and parapenting amongst some of the activities on offer

The property is covered by the copropriété rules.













