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# Appt. La Moussière, 27

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

**195 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	195 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	30/05/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	38.7 m²
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	500 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	435.00 Euros
<b>Annual charges</b>	1234.00 Euros
<b>Number of lots</b>	65
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (550)
<b>CO2 emissions</b>	C (17)
<b>Agency fees</b>	Paid by the seller

## Property Description

This bright duplex apartment is situated on the 4th floor of the “La Moussière” residence in the ski resort of the Roc d’Enfer, part of the Portes du Soleil skiing domain.

The apartment has an entrance hall with storage for coats, bags and shoes. Off the hallway is a bathroom with modern tiling comprising bathtub with shower and a sink unit, and there is a separate WC, which is handy for easing bathroom congestion when you’re in a hurry to get out on the slopes!

The main living area is bright and airy, thanks to its extra high ceilings and west-facing aspect. There is a modern fitted kitchen with sink, fridge, full sized oven and hob, washing machine and dishwasher to take the strain out of doing the dishes! There is a breakfast bar offering additional storage and food prep area, as well as somewhere to sit and enjoy a meal. Open on to the living area, there is a good-sized sofa, which faces the sunny balcony.

French windows open out on to the balcony, with calming mountain views and with the west-facing aspect in particular is a wonderful spot to enjoy an apéritif in the sun at the end of the day.

A bright double bedroom with fitted wardrobes and balcony access completes this level of the apartment.

Upstairs, the very large bedroom mezzanine has been split in to two, to effectively provide two separate bedrooms. Under the eaves, there is a single bed with extension to make a double bed, and around the corner with extra head-height, there is a set of bunks, plus a sofa and small office area.

The property is sold fully furnished, and also comes with a cave big enough for a couple of bikes or all your skis and boots. There is ample residents parking. To hit the slopes, you can hop on your skis from the apartment, and a couple of hundred metres ski off-piste will bring you to the main ski lift. The amenities of the ski resort are also within easy walking distance – bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday. The resort is small and friendly, with a lively atmosphere and offers some really beautiful skiing around the majestic “Roc d’Enfer”.

The bigger resort of Morzine is under 10 minutes away by car, and also accessible by ski bus, giving access to the

full Portes du Soleil ski area. Geneva airport is around 75 minutes' drive.

The property is covered by the copropriété rules.













