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Ferme Roc d'Enfer

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

475 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	475 000 Euros
Status	FOR SALE
Last updated	26/01/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	1
Bathrooms	1
Floor area	189 m ²
Land area	387 m ²
Detached	No
Heating	Heat pump
Chimney	None
Nearest skiing	200 m
Nearest shops	200 m
Garden	Yes
Garage	None
Drainage	Mains drains
Energy efficiency rating	E (359)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

This traditional farmhouse in St Jean d'Aulps presents a wonderful opportunity for renovation, with a sunny aspect and a spacious barn. Situated in the Roc d'Enfer ski resort and on the free bus route linking the ski resort to the main village, the property offers a fantastic location for access to the slopes and to local amenities.

The main living accommodation is centred on the ground floor of the property and offers around 80m² of habitable space. Perfectly habitable in its current condition, the apartment is ideal for those looking to renovate and personalise their mountain retreat. The living quarters are equipped with a newly installed air source heat pump (2023) and feature a large kitchen and dining area, and a spacious lounge with exposed stonework walls and a wooden floor. The apartment also includes a double bedroom with fitted wardrobes, a large shower room with laundry facilities, and caves (cellars) of approximately 35m², which is currently used as storage, and which could be converted into additional habitable space with the appropriate permissions.

Upstairs, the farmhouse offers a substantial barn with balconies, perfect for renovation. The barn is not currently linked to the apartment below by an internal staircase, and it is a blank canvas for you to convert into the home of your dreams.

The farmhouse features a lovely garden of just under 400m², and includes a "mazot", and a parking area, adding convenience for both residents and guests.

This property is full of potential, ideal for investors or anyone looking to create a stunning mountain home in a sought-after location. With proximity to the ski resort and the charming village of St Jean d'Aulps, it offers a unique opportunity for those looking to renovate and enjoy a peaceful mountain lifestyle.

Plan de copropriété

Commune de SAINT JEAN D'AULPS
Propriété cadastrée section G N° 860 et 1166

Rez de chaussée
Echelle: 1/100



LÉGENDE

- Changement de hauteur sous plafond
- ▬ Parois vitrées - Fenêtre
- ▬ Marches
- ▬ Plan incliné
- ▬ Mur bas
- ▬ Mur
- ▬ Conduit
- ▬ Hauteur Sous Plafond < 1.80 m
- ▬ Parties communes
- ▬ Porte
- ▬ Porte fenêtrée



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Premier étage
Echelle: 1/100

LÉGENDE

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Combles

Echelle:1/100















