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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

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Ferme Roc d'Enfer

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

475 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	475 000 Euros
Status	FOR SALE
Last updated	26/04/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	1
Bathrooms	1
Floor area	189 m²
Land area	387 m²
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



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Premier étage

Echelle: 1/100

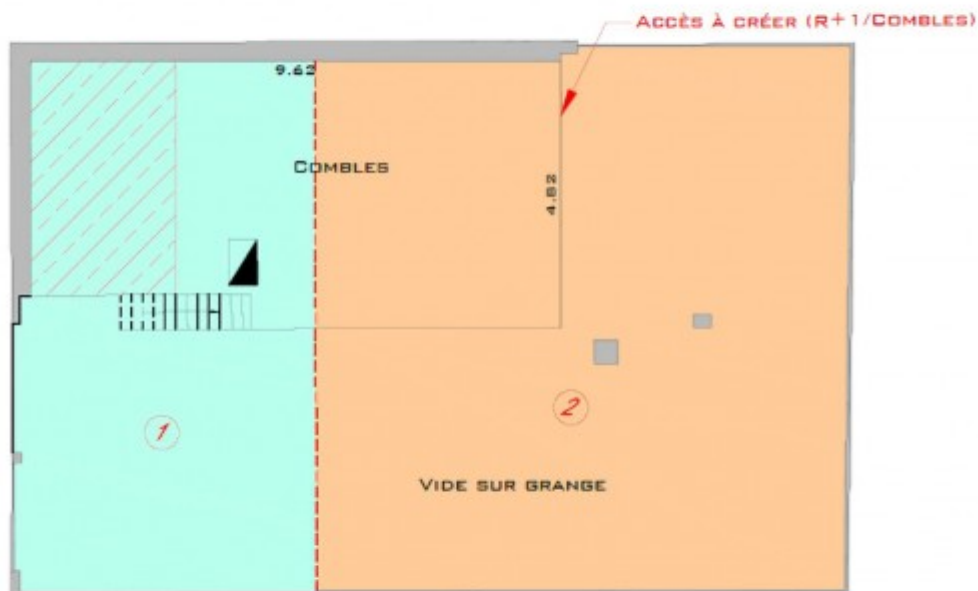


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Combles

Echelle:1/100



LÉGENDE	
	Marches
	Mur
	Conduit
	Hauteur Sous Plafond < 1.80 m













