

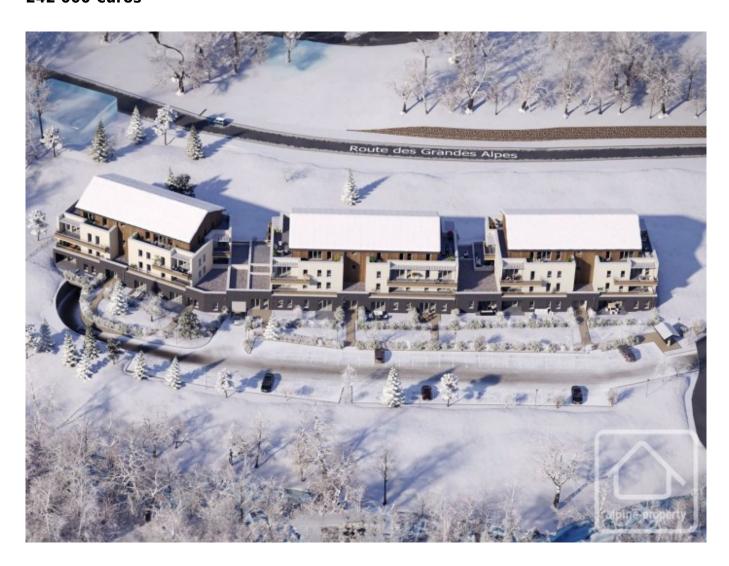
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Appt T2, Coeur d'Aulps**

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

#### 242 000 €uros



#### **Contact**

Contact Marie-Anne Denicolo about this property.

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### **Key Features**

Price242 000 €urosStatusFOR SALELast updated08/10/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bedrooms 1 Bathrooms 1

**Heating** Electric radiators

Ski accessSki busNearest skiing2.5 kmNearest shops300 mGardenYes

**Drainage** Mains drains

Number of lots 52
Procédure en cours No
Energy efficiency rating TBC
CO2 emissions TBC

**Agency fees** Paid by the seller

## **Property Description**

We are delighted to present this superb new-build residence, close to the centre of St Jean d'Aulps. All the amenities of the village are within a 5 minute walk, including supermarket, health centre, and bus stop. Work is currently well underway, with delivery due in spring 2026.

The development is comprised of three individual buildings of 4 floors each. All ground floor apartments are sold with a private garden, and on the upper floors, each apartment is sold with a substantial balcony or terrace, large enough for outdoor dining and relaxation. The majority of the apartments face the river Dranse, so you can listen to the soothing sound of running water as you enjoy your morning coffee. The residence has been designed to maximize sun as well as views, and almost all of the apartments enjoy plenty of sunshine and beautiful views of the surrounding mountains.

A selection of one bedroom apartments is available from €242,000. We present here a typical 1-bedroom apartment, no. 3002, situated on the ground floor of building no. 3. There is an open plan kitchen-living room (kitchen to be supplied by the buyer), a double bedroom, a bathroom with shower and a separate WC. Outside, there is a south-facing terrace of 12.3m2, and a private garden of 41m2.

Each property is sold with a ski locker, and garages are available from €15,000 each, or parking spaces at €8000 each. There is also a large bike locker for communal use. The apartments are sold complete with all flooring, wall coverings, and fully fitted bathrooms. The kitchen is not supplied.

An added bonus of buying off-plan is that the notaires' fees (stamp duty) is reduced from around 8% to around 3%, which represents a considerable saving vs a resale property. Financial and 10 year build guarantees also add significant layers of security, so you can be confident of a quality product, delivered on time and on budget, and which will be built to last.

For more information on pricing and availability, please don't hesitate to get in touch!

The property is covered by the copropriété rules.

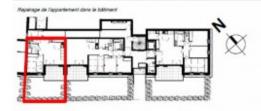
#### PLAN DE COMMERCIALISATION 3002

#### COEUR D'AULPS

52 LOGEMENTS SAINT JEAN D'AULPS











Nom	Surface
T2	
Entrée	2.20 m²
Séjour/Cuis.	23.77 m²
Chambre	12.99 m²
Sdlb	4.58 m²
Wc	1,69 m <sup>2</sup>
	45.23 m <sup>2</sup>

Temasse	12.31 m	ä
Jardin	40.95 m	12
	£2.0/	5

#### PLAN DE COMMERCIALISATION 3002





# COEUR D'AULPS

52 LOGEMENTS SAINT JEAN D'AULPS





Nom	Surface
12	
Entrée	2.20 m²
Séjour/Cuis.	23.77 m <sup>9</sup>
Chambre	12.99 m <sup>9</sup>
Sdb	4.58 m²
We	1.69 m²
2	45.23 m²

3002

RDC

1 46 (46 ) 1 1 1 1
40.95 m <sup>2</sup>



