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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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Appt. Le Cocouey

La Baume, St Jean d'Aulps & Vallée, Portes Du Soleil

320 000 Euros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	320 000 Euros
Status	FOR SALE
Last updated	18/12/2024
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	La Baume
Bedrooms	4
Bathrooms	2
Floor area	141 m ²
Land area	196 m ²
Heating	Electric radiators
Chimney	Enclosed fire
Nearest skiing	12.5 km
Nearest shops	10 km
Garden	Yes
Garage	None
Drainage	Septic tank
Number of lots	3
Procédure en cours	No
Energy efficiency rating	F (440)
CO2 emissions	C (14)
Agency fees	Paid by the seller

Property Description

Discover this charming apartment with a stunning garden, located in the peaceful village of La Baume. Situated ideally between the shores of Lake Geneva, with its vibrant towns, grassy beaches, and the world-renowned Portes du Soleil ski resorts of Morzine, Les Gets, and Avoriaz, this property offers the perfect blend of tranquillity and accessibility.

Occupying the entire garden level of a house with just three apartments, this spacious home is thoughtfully designed for comfort and functionality.

The layout includes:

- A welcoming entrance leading to a dining area and an open kitchen, separated by a large bar counter.
- A cosy living room featuring a wood-burning stove.
- A second lounge, designed as a conservatory-style winter retreat, with large bay windows that open onto the garden, offering breathtaking views of the surrounding mountains.
- Sleeping quarters comprising three spacious bedrooms.
- A bathroom with a small bathtub and separate shower.
- A separate WC.
- A spacious laundry room.
- A beautiful vaulted cellar.
- A pantry for additional storage.

Enhancing the property, a self-contained studio with direct access to the terrace and garden is also included, making it ideal for guests or as a rental opportunity. It can also be reincorporated into the main home, and would make a beautiful master bedroom suite.

Whether you're looking for a primary residence or a secondary home, this apartment is perfect for nature lovers seeking peace and proximity to outdoor adventures.

The property is covered by the copropriété rules.













