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# Appt. Clos Donné, 6

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

**325 000 €uros**



## Contact

Contact **Ailsa Bishop** about this property.

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# Key Features

<b>Price</b>	325 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	17/03/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Essert Romand
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	51.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	2 km
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	509.00 Euros
<b>Number of lots</b>	8
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (215)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Clos Donné 6 is located in the sought-after village of Essert Romand, just a short 5-minute drive from the bustling heart of Morzine. This charming residence, comprising only 8 apartments, was created through the tasteful renovation of a traditional farmhouse, completed in 2010. With its stylish and high-quality finish, the apartment blends character with modern comfort. The building's exterior and communal areas are immaculately maintained.

The main living space offers an open-plan layout, featuring a fully equipped kitchen, a dining area, and a comfortable lounge. French windows open onto a sunny, south-facing balcony, perfect for enjoying the beautiful views. The property includes a unique double bedroom with an en-suite shower room (no WC) and a second double bedroom furnished with twin beds. The family bathroom is generously sized, offering a bathtub with shower, a vanity unit with a sink, and a WC. Additionally, a separate WC adds convenience. Thoughtfully designed with practicality in mind, the apartment boasts ample storage and has been meticulously cared for, ensuring it remains in impeccable condition.

Situated on the second floor of this picturesque residence, the property benefits from stunning views over the village and surrounding mountains, along with plenty of natural sunlight. Two designated parking spaces accompany the apartment, along with access to a shared communal cave.

The location is highly convenient, with the valley's major supermarket less than a 5-minute drive away. Morzine, with its extensive Portes du Soleil ski domain and vibrant selection of shops, restaurants, and bars, is just as close. A local bus service connects Essert Romand with Morzine, and Geneva Airport is accessible within 90 minutes.

Essert Romand itself is a charming Savoyard village that exudes character. A well-loved auberge, just a short stroll from the property, provides year-round dining and is ideal for a leisurely lunch, a relaxed evening meal, or après-ski drinks. The village also offers a convenient pizza takeaway, perfect for unwinding after a day on the slopes.

This high-quality apartment is ready to move into and has a proven rental history, delivering solid returns

throughout both the summer and winter seasons.

The property is covered by the copropriété rules.















