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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. Grand Cerf, 100

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

195 000 €uros



Contact

Contact **Ailsa Bishop** about this property.

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Key Features

Price	195 000 Euros
Status	FOR SALE
Last updated	26/03/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Heating	Electric radiators
Chimney	None
Ski access	On piste
Nearest skiing	50 m
Nearest shops	200 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	964.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	F (446)
CO2 emissions	C (14)
Agency fees	Paid by the seller

Property Description

This super apartment is situated on the 10th floor of the Grand Cerf residence, built in 2004, and is accessible via a lift. Located on the top floor of the building and sharing the floor with just one other apartment, the property has an almost penthouse feel. It has a total surface area of 41m², with 27m² full head height and 14m² under 1.8m head-height, in the eaves. The apartment has 2 good-sized double bedrooms and a coin montagne with bunk beds, and can comfortably sleep 6 people. It has a spacious bathroom and separate WC, which helps keep queues for the bathroom to a minimum! The apartment is in immaculate condition and is also sold fully furnished, allowing you to move straight in hassle-free!

The apartment has a west-facing balcony with great views directly overlooking the slopes. You can watch the skiers cruise by in winter, or the cows grazing in summer, whilst you enjoy an early evening drink in the setting sunshine. There is also a cave included in the sale for secure storage of your skis, as well as a covered parking space, handy during the busy school holiday weeks to guarantee you have somewhere to park which is out of the element!

The amenities of the ski resort are a short walk away - bars, restaurants, grocery shops and ski hire shops providing everything you need for your ski holiday. The main ski slope runs right by the building, so you can hop on your skis from the front door and ski down to the cable-car for the first lift!

The ski resort of St Jean d'Aulps is small and friendly, with a lively atmosphere, and offers some really beautiful skiing around the majestic "Roc d'Enfer". A small ice rink and weekly events throughout the winter season add both atmosphere and activity to this charming resort.

The bigger resort of Morzine is under 10 minutes away by car, and also accessible by ski bus, giving access to the full Portes du Soleil ski area.

The property is covered by the copropriété rules.













