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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, 36/37

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	09/07/2025
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Floor area	40.5 m²
Heating	Electric radiators
Ski access	On piste
Nearest skiing	50 m
Nearest shops	200 m
Garage	Single
Drainage	Mains drains
Taxe foncière	471.00 Euros
Annual charges	1097.00 Euros
Number of lots	1231
Procédure en cours	No
Energy efficiency rating	E (279)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

This bright and functional apartment is situated on the 4th floor of the Grand Cerf residence, built in 2004. Situated on the edge of the piste, level 4 backs onto the slopes giving you direct access to the main ski run and telecabine.

The apartment has a good-sized double bedroom, a separate bunk room (with no window) and a coin montagne with space for bunk beds, currently used as a storage area 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 kitchen is fully fitted, including full-sized fridge-freezer, dishwasher & washing machine, and there is ample living space for the whole family. The apartment is in great condition and is also sold fully furnished, allowing you to move straight in.

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. The apartment is also sold with a garage, highly sought after in the resort! 2 caves are also included for secure storage of your skis and sporting equipment.

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.













