

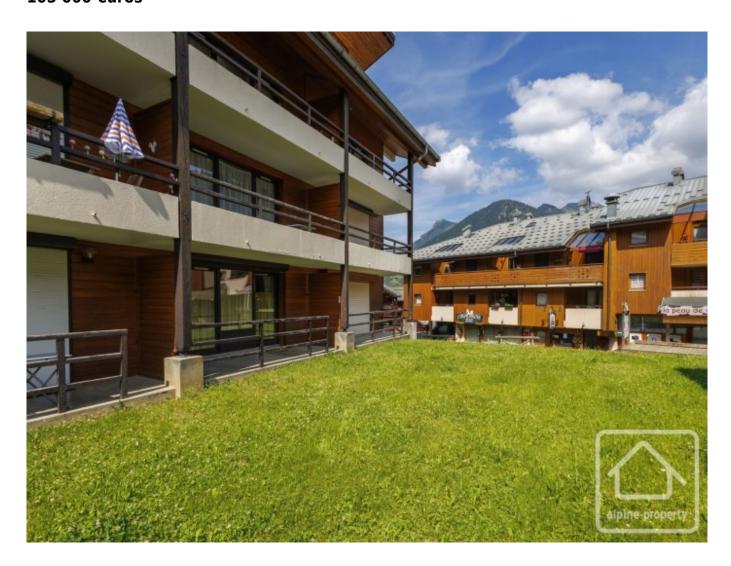
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Appt S27 le Relais**

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

### 105 000 €uros



## **Contact**

Contact Ailsa Bishop about this property.

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## **Key Features**

Price105 000 €urosStatusFOR SALELast updated21/06/2025AreaPortes Du Soleil

**Location** St Jean d'Aulps & Vallée

Village Saint Jean d'Aulps

Bathrooms1Floor area28 m²DetachedNo

**Heating** Electric radiators

ChimneyNoneSki accessOn pisteNearest skiing100 mNearest shops100 mGardenNoGarageNone

**Annual charges** 1124.00 €uros

Number of lots 65
Procédure en cours Yes
Energy efficiency rating G (470)
CO2 emissions D (24)

**Agency fees** Paid by the seller

# **Property Description**

Ideally located at the foot of the ski slopes in the heart of the Roc d'Enfer resort, this well-laid-out studio apartment offers a perfect base for winter sports enthusiasts or anyone seeking a compact, low-maintenance Alpine retreat.

Situated on the ground floor of the "Le Relais de la Terche" residence, the apartment benefits from direct access to the lifts, shops, bars, restaurants, and ski rental outlets - everything you need is just steps away.

### **Property Overview**

- -Approx. 28m2 of living space
- -Entrance hall with built-in storage
- -"Coin montagne" sleeping area for bunk beds
- -Spacious bathroom with bath, sink, and WC
- -Open-plan living room with fitted kitchen
- -South-facing balcony with views over the village and ski slopes
- -Large private cellar in the basement ideal for skis, bikes, or bulky items

### **Condition & Features**

The apartment is well maintained, with wood flooring and original double-glazed windows. The décor is slightly dated, but the space is clean, functional, and ready to enjoy. The kitchen is well-equipped, including a hob, fridge-freezer, mini oven, microwave, and washing machine (note: no dishwasher). The apartment is considered cosy and comfortable, making it well suited for holiday use.

### **About the Residence**

Solidly built in the 1970s, one of the station's original developments, it enjoys bright, wide communal areas with good natural light. It has private residents' parking, though spaces are limited during peak periods.

### **Highlights**

- Prime ski-in/ski-out location in the centre of the resort

- Sunny south-facing balcony with mountain views
- Large private cellar a rare and valuable bonus
- Well-maintained, well-built residence
- Ideal for personal use, a holiday home, or seasonal rental investment

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, and the cable-car is just 100m away. 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 Geneva airport under 90 minutes.

The property is covered by the copropriété rules.























