



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. D1, Le Riam

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

**265 000 Euros**



## Contact

Contact **Gareth Jefferies** about this property.

**Tel:** +33 6 18 99 78 74

**Email:** [gareth@alpine-property.com](mailto:gareth@alpine-property.com)

# Key Features

<b>Price</b>	265 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	16/12/2025
<b>Area</b>	Portes Du Soleil
<b>Location</b>	St Jean d'Aulps & Vallée
<b>Village</b>	Saint Jean d'Aulps
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	50.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	200 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	643.00 Euros
<b>Annual charges</b>	2881.00 Euros
<b>Number of lots</b>	113
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (366)
<b>CO2 emissions</b>	C (15)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment D1- Le Riam is the perfect Alpine holiday pad for anyone seeking a spacious, upgraded, and beautifully presented family retreat in the heart of the Portes du Soleil. Its standout feature? Quite possibly the best view in the entire resort—a sweeping, uninterrupted panorama across the valley that you will never tire of waking up to.

The apartment offers 50.35 m<sup>2</sup> of official living space, with a total usable floor area of 71.74 m<sup>2</sup> including the areas under the sloping ceilings, making it feel significantly larger than the official measurement suggests.

The apartment offers a warm and inviting open-plan living/dining/kitchen area. The kitchen has been fully upgraded, providing a modern and practical space for family meals after a day on the slopes. Large windows draw in natural light and frame the outstanding views, while the balcony is the ideal spot for morning coffee or an alfresco lunch in summer.

Upstairs, the property continues to impress with two double bedrooms in the eaves, an expansive landing with a coin montagne sleeping area or office nook, and a mezzanine offering additional accommodation. The bathroom was refurbished last year and now features a brand-new walk-in shower, along with a washing machine and a heated towel rail. A separate WC adds to the practicality of the layout. The apartment is currently arranged to sleep up to 8 people.

Throughout the interior, the floors and carpets have recently been renewed, giving the property a fresh, modern feel. Heating is via a centrally-regulated underfloor system, with supplementary individual radiators, ensuring the apartment remains cosy all winter long.

Residents of Le Riam also enjoy access to the building's heated indoor swimming pool, a fantastic amenity for both winter and summer stays—and an attractive feature if you plan to rent the property out. The sale includes a private garage and a large cave with space for approximately four bikes, skis, and other sports equipment.

Just a short stroll from the apartment, you'll find everything you need for an unforgettable mountain holiday: restaurants, bars, grocery shops, ski hire, and even an ice rink for children. The main cable-car is conveniently close by, giving swift access to the slopes.

St Jean d'Aulps remains one of the most charming and friendly resorts in the Portes du Soleil. With Morzine only 10 minutes away by car and Geneva airport within 90 minutes, this is a superb location for both winter and summer adventures.

The property is covered by the copropriété rules.























