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Appt. D1, Le Riam

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

249 000 €uros



Contact

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Key Features

Price	249 000 Euros
Status	FOR SALE
Last updated	08/06/2026
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	2
Bathrooms	1
Floor area	50.4 m ²
Heating	Underfloor heating
Nearest skiing	200 m
Nearest shops	200 m
Drainage	Mains drains
Taxe foncière	643.00 Euros
Annual charges	2881.00 Euros
Number of lots	113
Procédure en cours	No
Energy efficiency rating	E (366)
CO2 emissions	C (15)
Agency fees	Paid by the seller

Property Description

Apartment D1 - Le Riam is a superb Alpine holiday home, offering a spacious, upgraded, and beautifully presented retreat in the heart of the Portes du Soleil. Its standout feature? Quite possibly one of the finest views in the resort—a sweeping, uninterrupted panorama across the valley that you'll never tire of waking up to.

The apartment offers 50.35 m² of official living space, with a total usable floor area of 71.74 m² including the areas under the sloping ceilings, making it feel significantly larger than the official measurement suggests.

The apartment features a warm and inviting open-plan living, dining, and kitchen area. The kitchen has been fully upgraded, creating a modern and practical space for family meals after a day on the slopes. Large windows flood the space with natural light while perfectly framing the stunning views, and the balcony provides the ideal setting for morning coffee or alfresco dining in the summer months.

Upstairs, the property continues to impress with two double bedrooms set in the eaves, a generous landing with a coin montagne sleeping area or office nook, and a mezzanine offering additional accommodation. The bathroom was refurbished last year and now includes a contemporary walk-in shower, a washing machine, and a heated towel rail. A separate WC adds further convenience. The apartment is currently arranged to sleep up to eight people.

Throughout, the property benefits from recently renewed flooring and carpets, giving it a fresh and modern feel. Heating is provided via a centrally regulated underfloor system to keep it warm, however there are electric radiators throughout.

Residents of Le Riam enjoy access to a heated indoor swimming pool—an excellent amenity for both personal use and rental appeal.

The sale includes a large cave offering ample storage for skis, bikes, and other sports equipment.

A private double garage is available to purchase separately.

Ideally located just a short stroll from the apartment, you'll find restaurants, bars, grocery shops, ski hire, and an

ice rink. The main cable car is also within easy reach, providing quick access to the slopes.

St Jean d'Aulps is one of the most charming and authentic resorts in the Portes du Soleil. With Morzine just 10 minutes away and Geneva Airport within 90 minutes, this is an exceptional base for year-round mountain living.

The property is covered by the copropriété rules.













