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Ferme Leonard

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

470 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	470 000 Euros
Status	SOLD
Last updated	13/10/2010
Area	Portes Du Soleil
Location	St Jean d'Aulps & Vallée
Village	Saint Jean d'Aulps
Bedrooms	5
Bathrooms	2
Floor area	170 m ²
Land area	750 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	3 km
Nearest shops	1 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Annual Taxes (est)	952 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Ferme Leonard sits in a sunny spot in the small hamlet of Bas Thex. The property has great views up the valley and across the nearby village of St Jean D'Aulps, towards Morzine and the spectacular surrounding mountains.

The main village centre of St Jean D'Aulps is approx. 1km away and offers all local facilities in terms of shops, bars, restaurants, bank, supermarket, schools and the attractive ski circuit at La Grande Terche (just above the village). Access to the linked Portes du Soleil area is a 15 minute drive away at Ardent, or Morzine. In the winter and summer seasons there is a regular bus service which links Bas Thex and St Jean D'Aulps to Morzine/Les Gets.

In addition to the obvious attractions of the winter skiing, Bas Thex has plenty to offer in the summertime: great walking from the doorstep, it's own climbing crag and easy access to Lake Lemman and the lakeside towns. Geneva airport is approx. an hour and quarter's drive away.

Ferme Leonard has a floor area of 170m² and the accommodation comprises:

Lower ground floor: cellar

Ground floor: covered parking, entrance hall, living room, dining room, kitchen, 2 bedrooms, bathroom.

First floor: 3 bedrooms, bathroom, galleried mezzanine (over the living room).

The property has off road, integral parking and is situated on a dead-end road which finishes in a public footpath. It occupies a plot of 750m² and the garden (at lower ground floor level) is on the south facing side of the property.





















