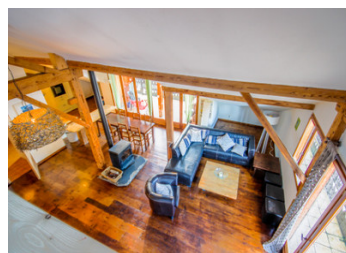


FOR SALE - Saint Jean D'Aulps. Traditional detached property currently laid out as a restaurant with a spacious 2 bedroom apartment. Would also suit changing into 2...



INFORMATION

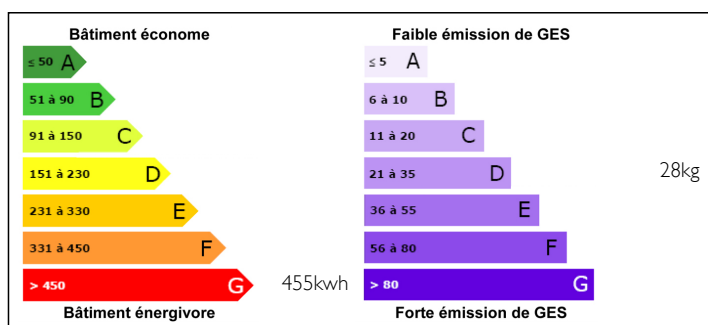
Town:	Saint-Jean-d'Aulps
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	200 m2
Plot Size:	334 m2



IN BRIEF

This is a truly unique opportunity to buy an old character property with exposed beams, which has previously been run as a restaurant and a sympathetically renovated 2 bedroom apartment. The apartment has a large sunny terrace that overlooks the garden. The restaurant comes with all the equipment. Electric heating, 2 wood burners, 2 parking places and a garden. Located in Saint Jean D'Aulps this property could be used as is currently laid out or could be altered into 2 self contained apartments or one stand alone chalet. With a lovely balcony and the rare addition of a small garden this property is has excellent potential.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

Restaurant is on the ground floor:

- Entrance with a door into the restaurant and stairs to the first floor apartment
- Restaurant with tables for 32 diners but also flexible as some can be taken out and sofas used instead, bar with footstools, wood burner
- Outside terrace
- Fully equipped kitchen partially open to the restaurant
- Back kitchen
- Store room
- Toilet with hand basin

Apartment on the first floor:

- Open plan living space with a partial double height ceiling, a wood burner and French doors out to a sunny terrace with stairs down to the garden and the car parking area
- Fitted kitchen in the corner of the living space
- Bedroom
- Bathroom with bath, shower, basin and electric towel rail
- Separate toilet with hand basin
- Laundry room

Wooden stairs to:

- Mezzanine with a velux window
- Bedroom

Outside there is a garden and 2 car parking spaces.

Saint-Jean d'Aulps is part of Portes du Soleil ski area and has 20 marked slopes and some off-piste too. All of the slopes are well connected by 14 ski lifts and offers over 35km of downhill slopes around the famous Roc d'Enfer, with its beautiful views of Lake Geneva, the Dents du Midi in Switzerland and the Mont Blanc range. The altitude ranges between 950m and 2500m. Saint-Jean d'Aulps is good for intermediate skiers but also serves the experts and beginners well. There are a selection of restaurants and shops in the village.