LEGGETT
IMMOBILIER INTERNATIONAL

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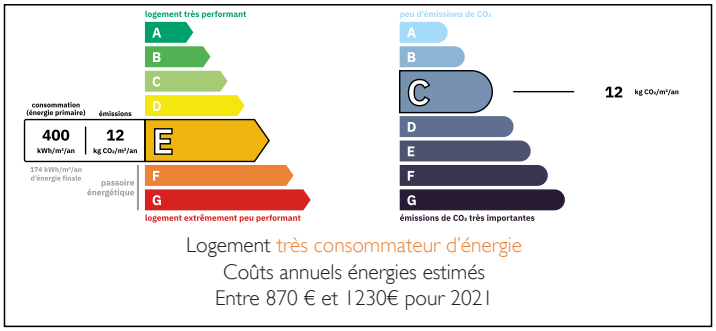
Ref: A40408JEH74 Price: 139 000 EUR

agency fees to be paid by the seller

26.87m two-room apartment, renovated in Saint-Jean-d'Aulps

EXCLUSIVE

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 870 € et 1230€ pour 2021

INFORMATION

Town:	Saint-Jean-d'Aulps
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	27 m2
Outside Space:	4 m2

IN BRIEF

Furnished 2-room apartment of over 26.87 m² in Saint-Jean-d'Aulps. Located in an exceptional location between Geneva Airport, Lake Geneva, and Mont Blanc, at the foot of the Roc d'Enfer ski lifts and just minutes from the Portes du Soleil (France's second largest ski area), this apartment offers immediate access to the slopes while remaining more affordable than neighboring resorts like Morzine or Avoriaz.

An optimized interior, carefully and tastefully renovated, this property is located on the 5th floor with an elevator and offers:

An entrance hall with storage and a bunk bed,

A bright living space (sofa bed, equipped kitchenette),

A separate bedroom,

A bathroom with a separate toilet,

A balcony with unobstructed views of the mountains and the village

A cellar .

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.

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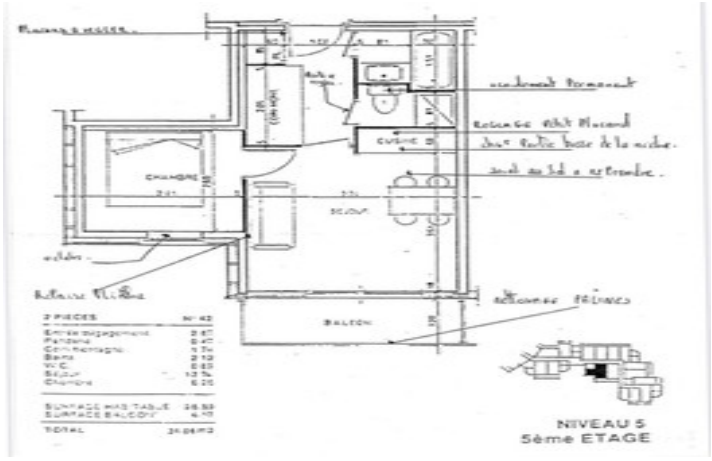

LOCAL TAXES

Taxe foncière:	**349 EUR**
Taxe habitation:	**316 EUR**

NOTES

DESCRIPTION

For sale – 26.87m² one-bedroom apartment with cellar, at the foot of the slopes of Saint-Jean-d'Aulps Roc d'Enfer

Ideally located in the heart of the Saint-Jean-d'Aulps Roc d'Enfer ski resort, close to shops and amenities, this spacious one-bedroom apartment is a real opportunity.

Perfectly decorated and maintained, it can accommodate 4 to 6 people thanks to:

one bedroom,

a bunk bed area in the entrance hall,

and a sofa bed in the living room.

The apartment offers unobstructed views of the mountains, the village of Saint-Jean-d'Aulps below, as well as the arrival and departure points of the slopes and ski lifts. Its privileged location allows for ski-in/ski-out access, a rare and highly sought-after asset.

It is sold furnished and fully equipped, ready to move in without any renovations. Additionally, you'll benefit from:

a cellar ideal for sports equipment and personal belongings.

Located on the 5th floor, this property combines comfort, a prime location, and strong rental potential.

Saint-Jean-d'Aulps, located in the heart of the Vallée d'Aulps between Thonon-les-Bains and Morzine, is an authentic and lively village that appeals both in winter and summer.

The Roc d'Enfer ski area, one of the most renowned in the valley, is a true paradise for families. Its varied slopes (green, blue, and red) wind through the heart of the forest, offering up to 5 km of immersive descents in nature. Skiers also enjoy spectacular views of the Roc d'Enfer. The area extends to Bellevaux, and the Morzine-Avoriaz slopes are just 10 minutes away.

A lively village year-round with all the...