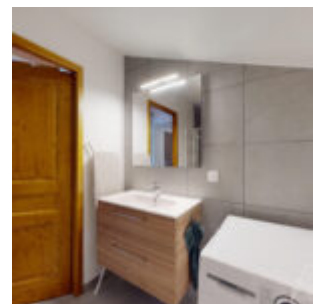
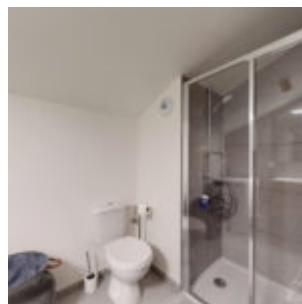
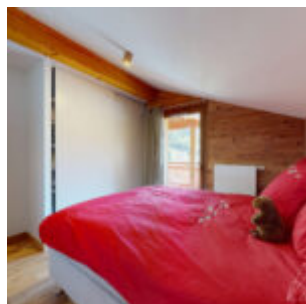
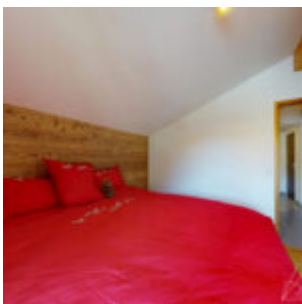
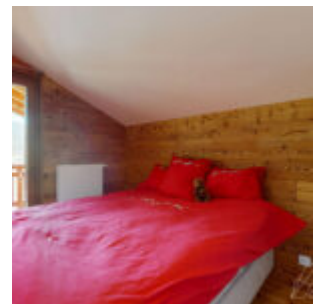
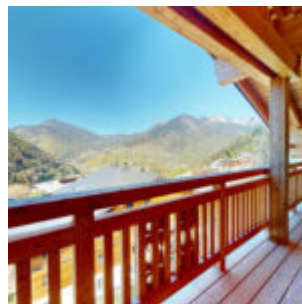
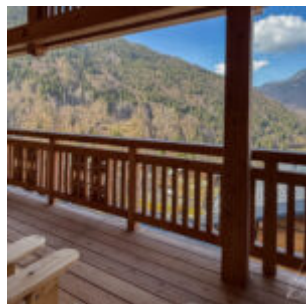
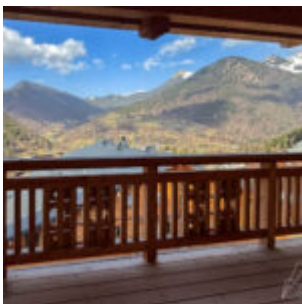
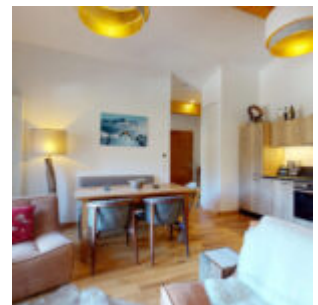
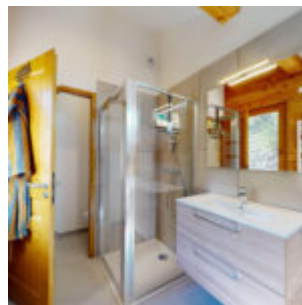
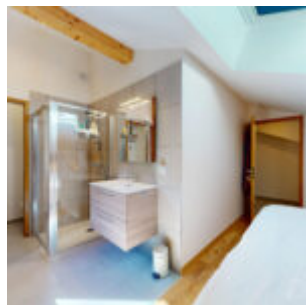
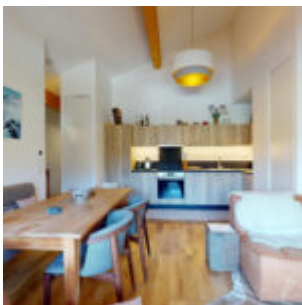
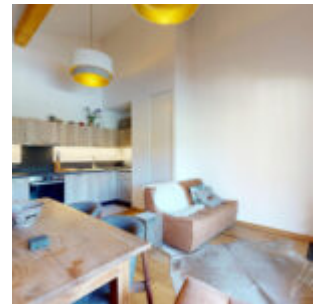
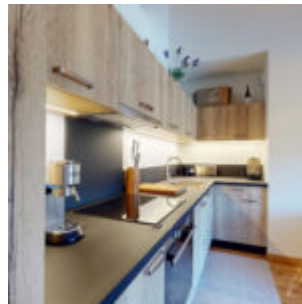
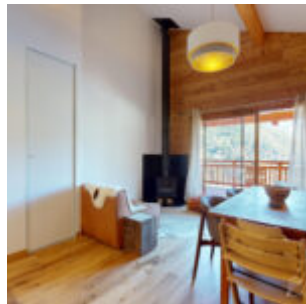
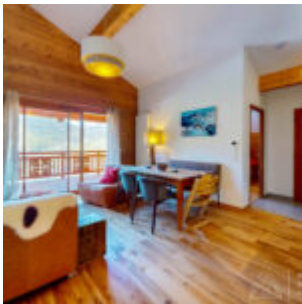




AGENCE  
MY HOME  
in the Alps

# Appartement Snow Roc

Price : 395 000€





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Top-floor apartment located in a recent residence in the Roc d'Enfer ski resort, just 10 minutes from Morzine. Set in a peaceful and easily accessible environment, this property is the perfect mountain retreat for families or anyone looking for a quiet alpine getaway.

The apartment offers 55.80 sqm of living space and 64 sqm in total floor area. Bright and spacious throughout, it features quality finishes and a warm alpine atmosphere. The inviting living area combines traditional wood finishes with a cosy wood-burning stove and impressive high ceilings, creating the ideal setting to relax after a day on the slopes while enjoying stunning open views across the valley.

The property includes two generous double bedrooms, both benefiting from ample storage space. One of the bedrooms has direct access to the terrace, while the principal bedroom enjoys its own en-suite shower room with washbasin. A separate WC and an additional family bathroom complete the apartment.

Outside, the impressive 16.25 sqm terrace is a real highlight, offering breathtaking panoramic views over the surrounding mountains and valley — a perfect place to unwind in every season.

The apartment is sold with a double garage, a private cellar and a ski locker, providing excellent practicality for mountain living.

Shops, restaurants and bars are located approximately 250 metres away. The friendly and family-oriented ski resort of Saint-Jean-d'Aulps offers a lively atmosphere, beautiful slopes surrounding the famous Roc d'Enfer, as well as weekly winter activities and an outdoor ice rink.

The larger resort of Morzine is less than 10 minutes away by car and can also be reached via the ski bus, giving easy access to the entire Portes du Soleil ski domain.

The property is part of a co-ownership residence.

In a condominium of 77 lots. No ongoing proceedings. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 822.00 and 1112.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :2

Bathrooms :2

Surface area (m2) :55.80

Price :395 000€

## **PRESENTATION OF THE PROPERTY**

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Price :395 000

Charges mensuelles :153.00  
Situation :Saint-Jean-d'Aulps  
Year of construction :2025  
Type of heating :Chauffage au collectif gaz

## PARTS

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Number of main parts :3  
Bedrooms :2  
Bathrooms :2  
WC in bathroom(s) :1  
Private WC :1

## MOVE

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Covered parking spots :2

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AGENCE  
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in the Alps

### MY HOME IN THE ALPS

315 rue du bourg,  
74110 Morzine  
Tél. : +33 (0) 9 54 76 22 30