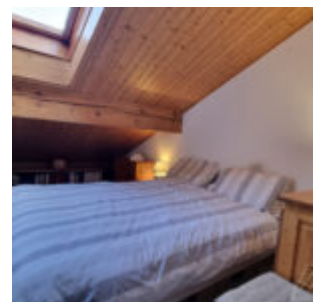
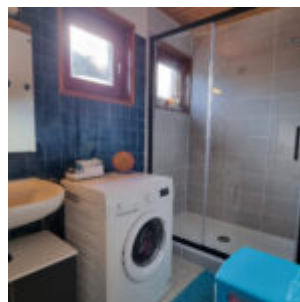
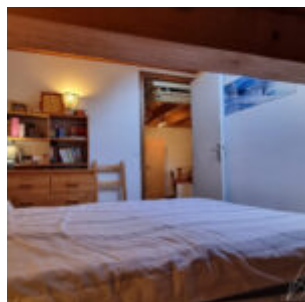
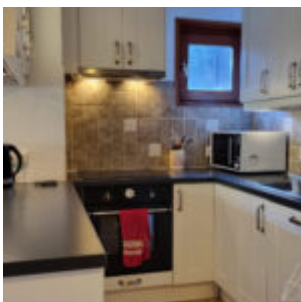
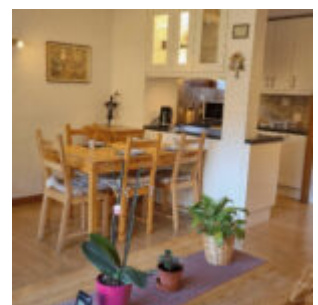
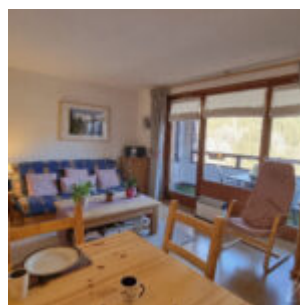
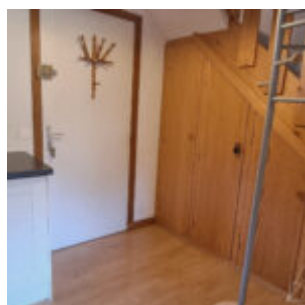
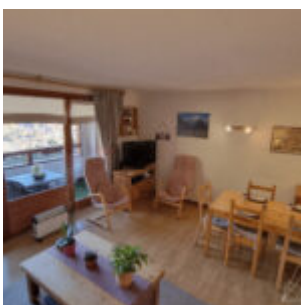
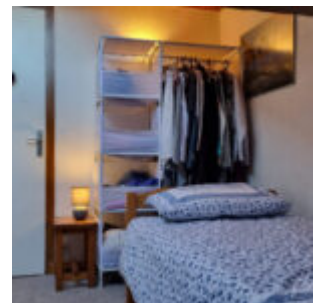
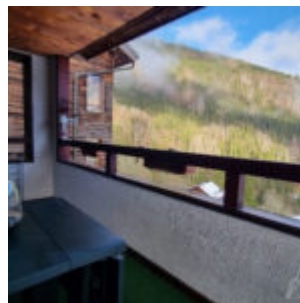
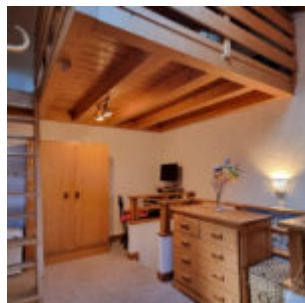
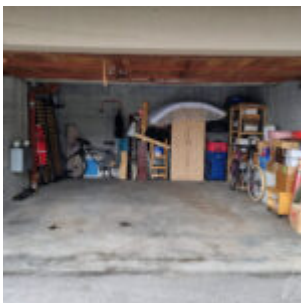
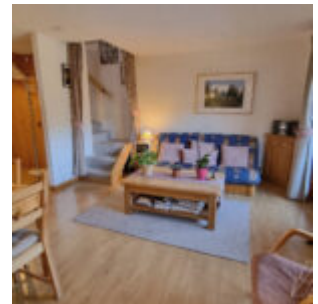
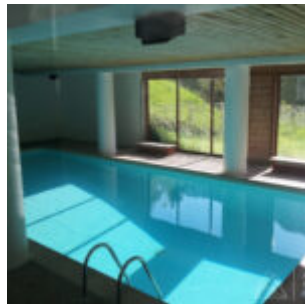




AGENCE  
MY HOME  
in the Alps

# Duplex Roc d'Enfer

Price : 265 000€





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## Spacious 2-Bedroom Apartment with Pool, Balcony & Garage – Roc d’Enfer, La Grande Terche

The total floor area of the apartment is 71.74 m<sup>2</sup>, including 21.39 m<sup>2</sup> with a ceiling height under 1.80 m. The habitable surface area (Loi Carrez) is 50.35 m<sup>2</sup>.

Spacious two-bedroom apartment is located in a very attractive residence at the ski station of Roc d’Enfer – La Grande Terche. Ideally positioned, the apartment is a short walk to everything you need for a ski holiday – the télécabine, bars, restaurants, ski hire shops and the local shop. The apartment is central but enjoys a peaceful setting with stunning panoramic views over Saint Jean d’Aulps.

Situated on the 3rd floor, upon entrance are large under-stairs cupboards providing excellent storage. The nicely laid-out open-plan kitchen flows seamlessly into the living and dining area, creating a bright and sociable living space. Both the kitchen and living room benefit from beautiful views and direct access to a 6.7 m<sup>2</sup> balcony, perfect for enjoying the alpine scenery.

Upstairs, a spacious landing offers enough room to create an office area, there is a coin montagne where you could add bunk beds. There are two generous double bedrooms under the eaves, a recently renovated bathroom, and a separate WC. A further staircase leads to a mezzanine under the eaves, where there is space for a double mattress. In total you could sleep up to 8 people.

The property also benefits from a large cellar (cave) of 3.98 m<sup>2</sup> and a single garage (the left-hand garage shown in the photos). There is plenty of bike storage in the cave or the back of the garage.

The residence features its own indoor swimming pool, a real asset both for personal enjoyment and for rental potential.

For further information or to arrange a viewing, please contact us — we look forward to showing you around.

Fees to be paid by the seller. In a condominium of 113 lots. No ongoing proceedings. Energy class E, Climate class C Estimated amount of annual energy expenditure for standard use: between 3000.00 € and 4000.00 € for the years 2021, 2022, and 2023 (including subscriptions). 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 :1

Surface area (m2) :71.74

Price :265 000€

## PRESENTATION OF THE PROPERTY

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Price :265 000

Charges mensuelles :240.00

Situation :Saint-Jean-d'Aulps

Exposure :Est, Nord

Type of heating :Chauffage au électrique

## PARTS

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Number of main parts :3

Beadrooms :2

Bathrooms :1

WC in bathroom(s) :1

Private WC :1

Number floors are :3

## MOVE

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Covered parking spots :1

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### MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

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