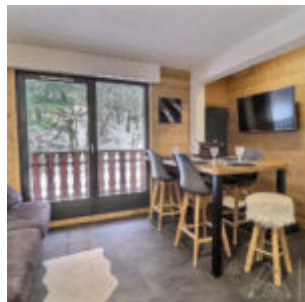
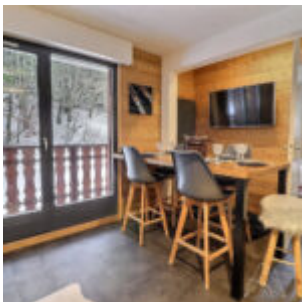
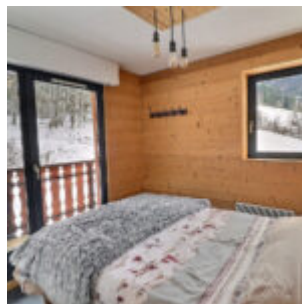
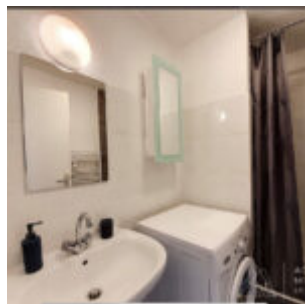
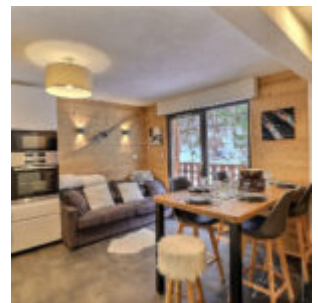
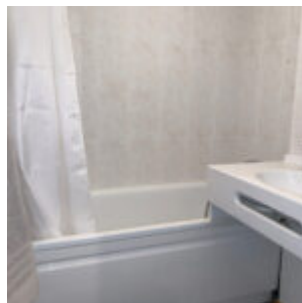
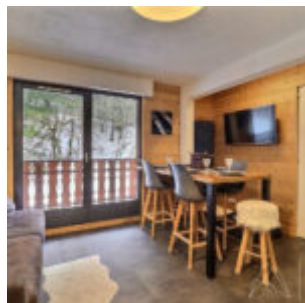
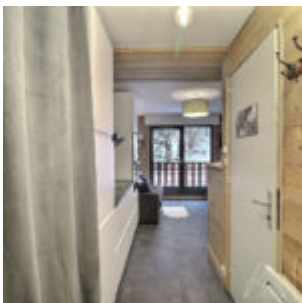
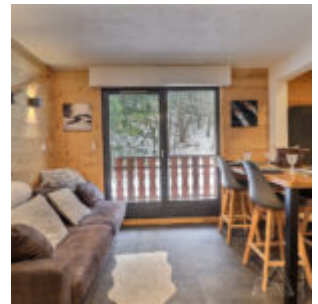
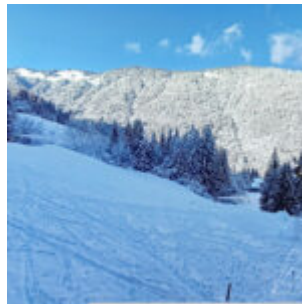
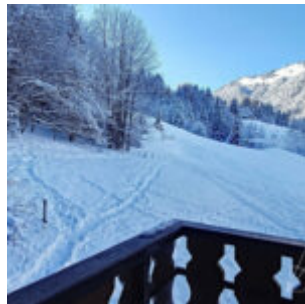
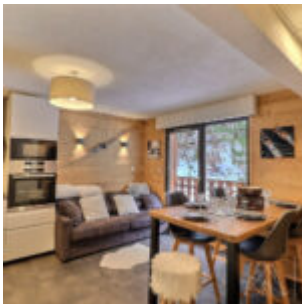
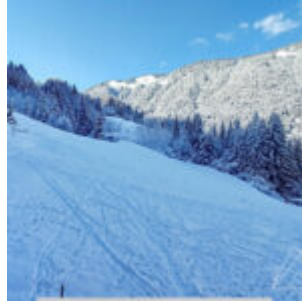
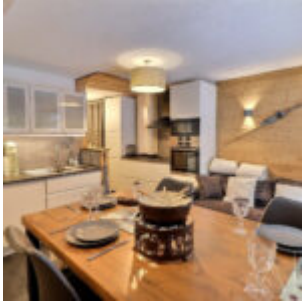




AGENCE
MY HOME
in the Alps

Le Grand Cerf

Price : 210 000€



This beautiful pied-à-terre is located in the highly sought-after Roc d'Enfer area of La Grande

Terche, you can ski in and out of the apartment in winter.

The apartment has been fully and very recently renovated to a high standard, offering a space that is both practical and welcoming.

It benefits from excellent privacy, with no overlooking neighbours.

The entrance leads to a storage cupboard, a shower room, and a separate WC, before opening onto a living area with an open-plan kitchen. The kitchen has been cleverly designed to optimise space, is well equipped, and allows for comfortable cooking.

The living room is spacious enough to accommodate a sofa bed and opens onto a large south-facing balcony with superb views over the forest. The two bedrooms, accessed from the living area, are both west-facing with views over the ski slopes.

They are generously sized, and one of the bedrooms has direct access to the balcony. A second shower room, equipped with a washing machine, completes the sleeping area.

The residence was built in 2004, and the apartment has benefited from a high-quality renovation. It has an energy performance rating (DPE) classified D as of January 2026. The property features efficient double glazing, electric shutters on the French windows, and good insulation. It makes an excellent holiday home as well as a strong rental investment.

Additional features include a large cellar, spacious enough for bike storage, and an outdoor parking space. The apartment is sold fully furnished.

La Grande Terche, located in Saint-Jean-d'Aulps, is a charming family-friendly resort and part of the Portes du Soleil ski area. It offers a good selection of bars, restaurants, ski shops, and a Sherpa mini-market.

Although the residence is ski-in/ski-out, other resorts are easily accessible: 20 minutes to Ardent, 15 minutes to Morzine, and 20-25 minutes to Les Gets.

Contact us today to arrange a viewing — we would be delighted to show you this property.

Fees to be paid by the seller. In a condominium of 1231 lots. No ongoing proceedings. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 944.00 € and 1278.00 € 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.

Bedrooms :2

Bathrooms :2

Surface area (m2) :39.90

Renovated and furnished

Ski in, ski out

Price :210 000€

PRESENTATION OF THE PROPERTY

Price :210 000

Property tax :553

Charges mensuelles :92.00

Situation :Saint-Jean-d'Aulps
Exposure :Sud
Meublé
Year of construction :2004
Type of heating :Chauffage au électrique

PARTS

Number of main parts :3
Bedrooms :2
Bathrooms :2

MOVE

Parking spaces :1

NEARBY ACTIVITIES

Hiking
Mountaineering
Rafting
Ski
Tennis

MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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