

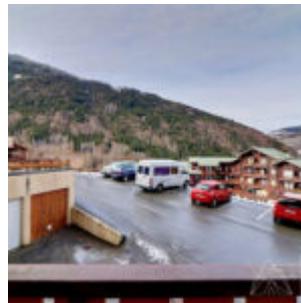


AGENCE  
MY HOME  
in the Alps

# L'Ourson, 1 bedroom apartment

Price : 140 000€

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A fantastic one-bedroom apartment with a coin montagne, ideally located in the heart of the Roc d'Enfer ski area at La Grande Terge, in Saint-Jean-d'Aulps.

Set within a well-maintained residence built around 2000, the apartment is easily accessed via just one flight of stairs, with the added convenience of a lift in the building. The private cave is located on the same level as the apartment - perfect for storing skis and outdoor equipment before heading inside.

Offering just under 32m<sup>2</sup> of living space, the apartment is well laid out and makes excellent use of the space available. The entrance opens onto the coin montagne, currently arranged with a single bed, but easily adapted to include bunk beds or additional storage cupboards. There is a separate WC and a bathroom.

The main living area is bright and welcoming, with an open-plan kitchen, dining and sitting area leading directly onto the balcony.

A real highlight of the property is the spacious double bedroom, recently renovated to include fitted wardrobes and a comfortable double bed. A window overlooking La Grande Terge brings in plenty of natural light, creating a pleasant and airy feel.

Ski access is as easy as it gets - the residence is just 50 metres from the télécabine and local shops. For wider access to the Portes du Soleil ski area, Morzine and Ardent are both around 15 minutes away, with Les Gets approximately 20 minutes by car.

An ideal one-bedroom pied-à-terre in the mountains, the property also benefits from a private outdoor parking space, a cave and access to a communal bike storage area.

Fees to be paid by the seller. In a condominium of 1231 lots. No ongoing proceedings. DPE in progress. 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 :1

Bathrooms :1

Surface area (m2) :32.00

Ski in ski out

Lovely double bedroom

Price :140 000€

## **PRESENTATION OF THE PROPERTY**

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Price :140 000

Charges mensuelles :68.00

Situation :Saint-Jean-d'Aulps

Exposure :Nord

Meublé

Year of construction :2000

Type of heating :Chauffage au individuel

## **PARTS**

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Number of main parts :2

Bedrooms :1

Bathrooms :1

WC in bathroom(s) :1

Private WC :1

Number floors are :-1

## **MOVE**

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Parking spaces :1

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**MY HOME IN THE ALPS**



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