AGENCE
MY HOME
in the Alps

L’Ourson, 1 bedroom apartment

Price : 132 500€





















A fantastic one-bedroom apartment with a coin montagne, ideally located in the heart of the Roc

d’Enfer ski area at La Grande Terche, 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 32m² 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 Terche 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 E, estimation of costs between 1 040 € and 1 450 € per year. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :1
Bathrooms :1
Surface area (m2) :32.00
Ski in ski out
Lovely double bedroom
Price :132 500€

PRESENTATION OF THE PROPERTY

Price :132 500
Charges mensuelles :68.00
Situation :Saint-Jean-d'Aulps
Exposure :Nord
Meublé
Year of construction :2000
Type of heating :Chauffage au individuel

PARTS

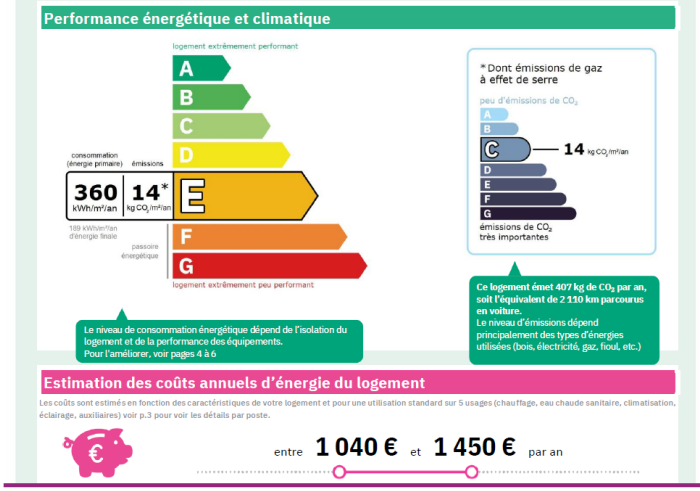
Number of main parts :2
Beadrooms :1

Bathrooms :1
WC in bathroom(s) :1
Private WC :1
Number floors are :-1

MOVE

Parking spaces :1

LES PERFORMANCES ÉNERGÉTIQUES



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