AGENCE
MY HOME
in the Alps

Perroudy Penthouse

Price : 320 000€











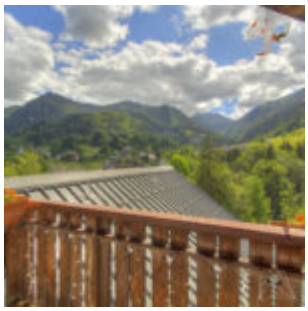


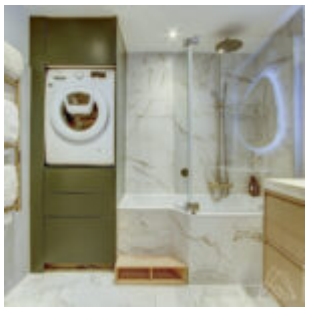













Bright and Characterful Top-Floor Apartment with Stunning Views.

This unique and spacious apartment enjoys an excellent location in Saint-Jean-d'Aulps, just a short walk from the village centre and set alongside the river. Full of character and charm, it offers generous living space, exceptional storage, and a peaceful top-floor setting.

Total floor space: 101 m²
Habitable floor space (Carrez): 71.34 m²

The apartment is accessed by lift to the 4th floor, followed by one final flight of stairs. As the only apartment on this level, it benefits from complete privacy, with no immediate neighbours and nobody above.

Beautifully renovated with exposed beams, high ceilings and numerous velux windows creating an exceptionally bright and airy atmosphere throughout.

The semi-open kitchen has a breakfast bar and overlooks the first sitting area with space for a dining table. From here, doors open onto the balcony, where you can enjoy stunning open views and afternoon and evening sunshine.

Above the kitchen is the first mezzanine bedroom, tucked under the eaves and naturally ventilated by a Velux window, providing a charming and versatile sleeping area.

Along the corridor are a separate WC, a stylishly renovated bathroom with washing machine, and access to the impressive main living room. This generous space is flooded with natural light thanks to its high ceilings, exposed beams and multiple Velux windows, creating a wonderful sense of volume and openness.

A second mezzanine level, accessed via a staircase from the living room, provides an additional sleeping area with a dressing space, making the apartment ideal for family and guests.

Storage is a particular feature of this property, with ample built-in solutions throughout the apartment.
The property is sold with a large cellar and ski locker. Residents also benefit from communal facilities including a drying room, ping-pong room, and a communal garden leading down to the

river where there is a secret dipping spot.

A rare opportunity purchase a bright, character-filled apartment with exceptional views, generous living space and a highly sought-after location in the heart of Saint Jean d’Aulps.
Fees to be paid by the seller. In a condominium of 72 lots. No ongoing proceedings. Energy class E, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year’s energy prices 2021: between 1860.00 and 2570.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :2
Bathrooms :1
Surface area (m2) :71.34
101m2 total surface area
Garage
Price :320 000€

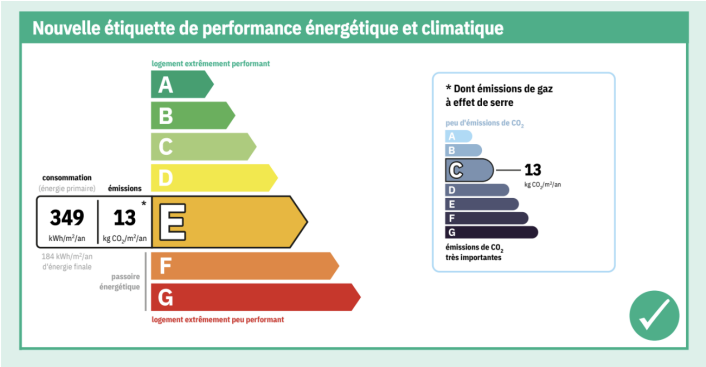
PRESENTATION OF THE PROPERTY

Price :320 000
Property tax :635
Charges mensuelles :226
Situation :Saint-Jean-d'Aulps
Exposure :South west
Non meublé
Year of construction :1978
Type of heating :Anti frost under floor and electric radiators
Type of drainage :Mains drains
Type of roof :Metal sheets

PARTS

Number of main parts :4
Beadrooms :2
Bathrooms :1
WC in bathroom(s) :1
Private WC :1
Number floors are :5

LES PERFORMANCES ÉNERGÉTIQUES



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