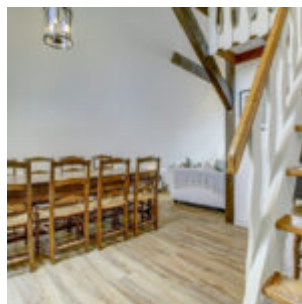
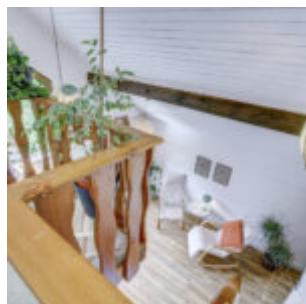
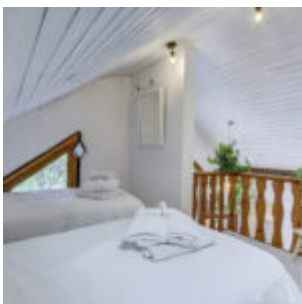
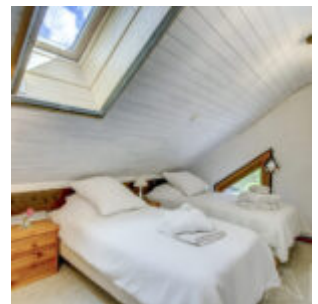
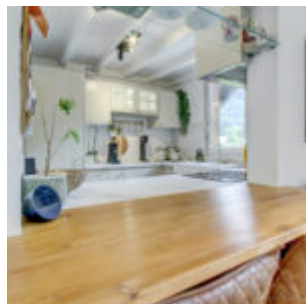
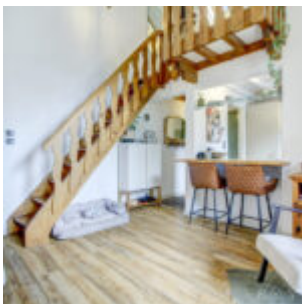
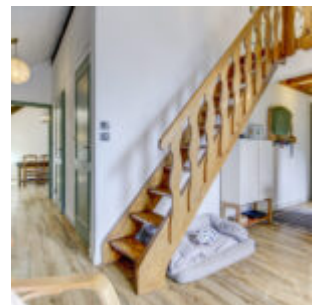
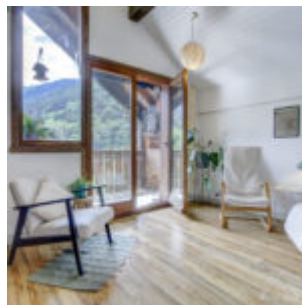
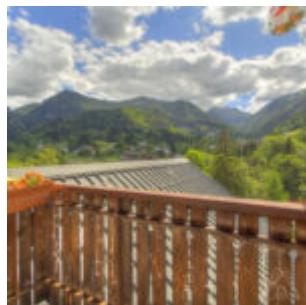
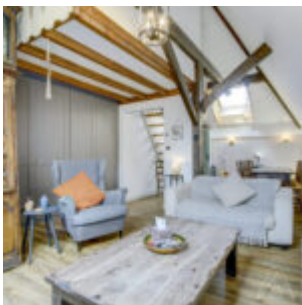
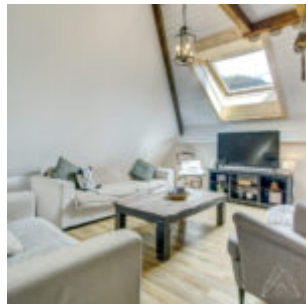


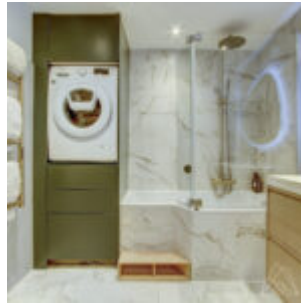


AGENCE  
MY HOME  
in the Alps

# Perroudy Penthouse

Price : 340 000€





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## 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 m<sup>2</sup>

Habitable floor space (Carrez): 71.34 m<sup>2</sup>

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](http://georisques.gouv.fr).

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Bedrooms :2

Bathrooms :1

Surface area (m2) :71.34

101m2 total surface area

Recently renovated

Price :340 000€

## **PRESENTATION OF THE PROPERTY**

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Price :340 000

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**

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Number of main parts :4

Bedrooms :2

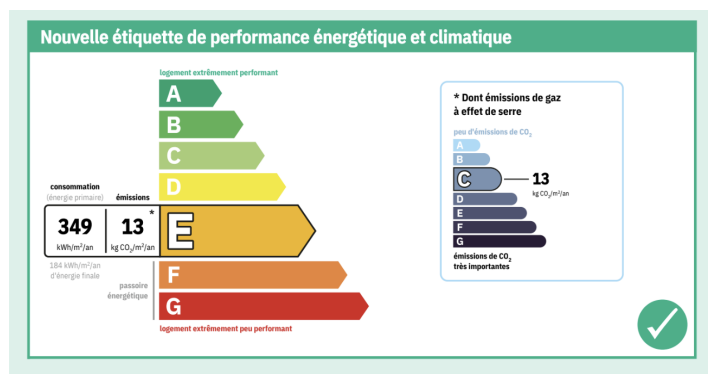
Bathrooms :1

WC in bathroom(s) :1

Private WC :1

Number floors are :5

# LES PERFORMANCES ÉNERGÉTIQUES



## MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

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