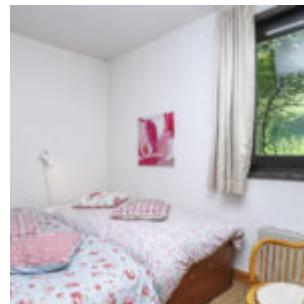
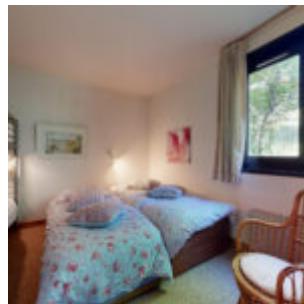
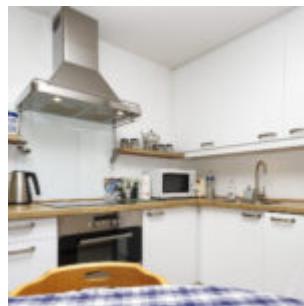
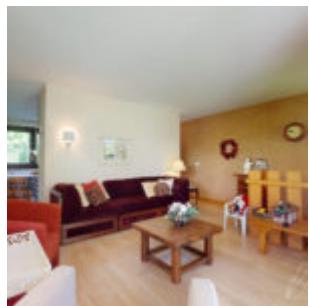
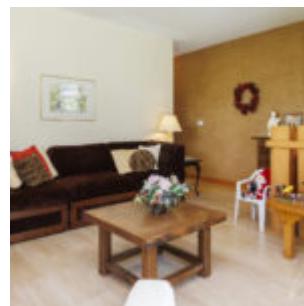
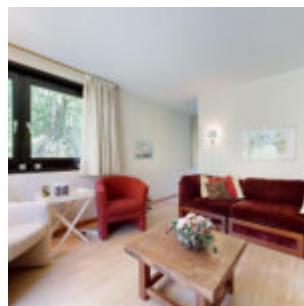
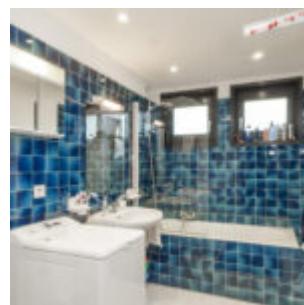
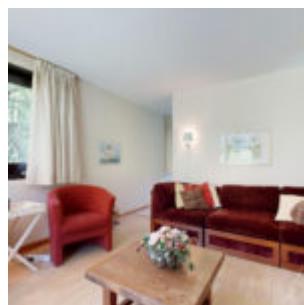
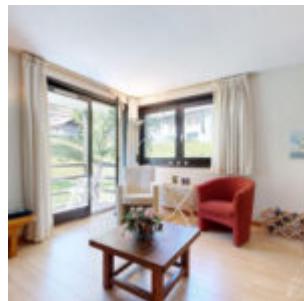




AGENCE
MY HOME
in the Alps

Roc d'Enfer duplex

Price : 269 000€



Apartment D1 "Le Relais" is a beautifully maintained duplex, ideally located in the heart of the Portes du Soleil ski domain and just next to the Roc d'Enfer area. Only a short walk from the ski

lifts and with all amenities on your doorstep, the location couldn't be better!

The property is situated on the ground floor of a well-kept residence, which has been carefully maintained both inside and out. The communal areas are spotless, and the exterior has recently been repainted.

Upon entering, you'll find a practical hallway with separate WC and built-in storage – perfect for coats, bags, and shoes. The fitted kitchen is bright, modern, and well equipped with a large oven and hob, dishwasher, fridge, microwave, plenty of cupboards, and generous work surfaces. The kitchen opens onto a spacious living area filled with natural light, with patio doors leading out to a lovely terrace.

The south-facing covered terrace – a rare find in this resort – enjoys sunshine all year round and offers views across the village and surrounding mountains. A flat lawn makes an ideal play area for children, while ground-floor access is particularly convenient if you have a dog.

A spiral staircase leads upstairs to a generous landing that continues the sense of space. There are two large double bedrooms, both with big windows allowing in plenty of light. One of the bedrooms is set up with two single beds and bunk beds, providing ample space for the whole family. The bathroom is generously sized, with a bathtub, sink, WC, and washing machine.

The sale also includes a private cellar, large enough for skis, bikes, and luggage.

Set back from the bustle, the apartment itself is wonderfully peaceful, yet the resort centre and ski lifts are only 100 metres away – ideal for holidays. Thanks to its size, condition, and prime location, it would also perform very well on the rental market.

Located less than 15 minutes from Morzine and around 75 minutes from Geneva International Airport, this duplex apartment is a fantastic opportunity not to be missed!

The property is subject to co-ownership status.

Fees to be paid by the seller. In a condominium of 65 lots. No ongoing proceedings. Energy class G, Climate class C Property with excessive energy consumption. Estimated amount of annual energy expenditure for standard use: between 2450.00 € and 3360.00 € 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 :1

Surface area (m²) :63.00

Price :269 000€

PRESENTATION OF THE PROPERTY

Price :269 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

PARTS

Number of main parts :3

Bedrooms :2

Bathrooms :1

MY HOME IN THE ALPS



AGENCE
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in the Alps

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