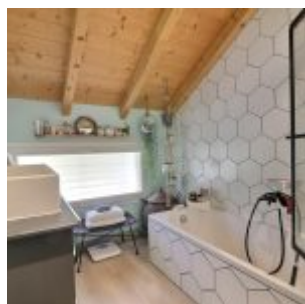




MY HOME
IN THE ALPS

House with atypical charm

Price : 685 000€



Discover this pretty, atypical house with undeniable charm!

There is no guessing what is hidden behind this ordinary facade... this former classroom, attached to the neighboring summer camp transformed into apartments, has given life to a charming, very bright house.

Close to the village center, schools and shops while being quiet, its location will also delight sports enthusiasts since the shuttle to go skiing at Grande Terge as well as the hiking/mountain biking trails are at the end of the street. You have to push the door to discover its many other advantages.

The house includes: an entrance hall, a storage room, a cellar, a pantry, a sleeping area with a shower room, a toilet, a bedroom, a laundry room, an ensuite bedroom with shower room/toilet and cupboard, a staircase leading to level 1 which leads to a double living room with on one side the kitchen open to the dining area and large bay windows with pockets allowing a large opening onto the terrace, on the other the lounge area with wood stove, bay window overlooking the garden, mezzanine and small suspended living net, a bathroom and an attic bedroom.

The terrace and the large garden with trees face south-west. A vegetable garden, a pond and a pétanque court decorate the exteriors where it is not uncommon to see deer on the edge of the forest.

To discover without hesitation!

Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 1860.00 and 2560.00 €.
Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :3
Bathrooms :3
Surface area (m2) :128.54m2 habitable, 160m2 au total
Land area (m2) :1860
Very sunny
Lots of parking spaces
Price :685 000€

PRESENTATION OF THE PROPERTY

Price :685 000
Property tax :1190
Charges mensuelles :0.00
Situation :Saint-Jean-d'Aulps
Exposure :South west
Non meublé
Year of construction :Refurbishment 2014
Type of heating :Individual underfloor electric heating
Type of drainage :Main drainage
Type of roof :Slates

EXTERIOR

Terrace
Large garden
Pétanque area
Big parking

PARTS

Number of main parts :5

Bedrooms :3

Bathrooms :3

Bath (s) :1

Shower(s) :2

WC dans salle de bain(s) :1

Private WC :1

Number floors are :2

Nombre étages :Double living area

Nombre étages :Mezzanine with a sleeping area

MOVE

Parking spaces :6



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860, route des Bois Venants

74110 - MORZINE

Tél. : +33 (0)9 54 76 22 30