



## An Iconic french townhouse in the heart of Saint Jean d'Aulps

**Price : 1 100 000 €**

**Reference 3916**

**Saint-Jean-d'Aulps**

**Chalet**

**Bedrooms 6**

**Bathrooms 6**

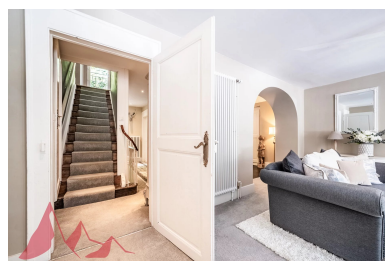
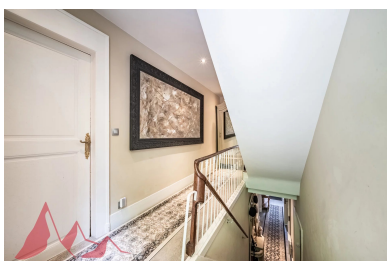
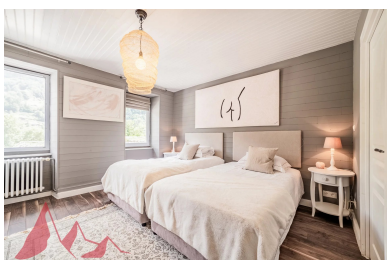
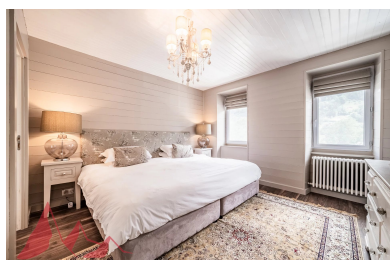
**Habitable Area 290 m<sup>2</sup>**

### Description

An Iconic french townhouse in the heart of Saint Jean d'Aulps This stunning and beautifully renovated townhouse is located in La Moussiere square, a delightful setting and just a 5-minute walk to the centre. With its high ceilings, the townhouse was elegantly renovated in 2018 into a lovely 300 sqm house and used local materials to keep the traditional and authentic charm. Situated in the village of Saint Jean d'Aulps with direct bus access to the Grande Terche ski station and only a 10-minute drive from the centre of Morzine. The free parking at the Ardent cable car allows direct access to the Porte du Soleil is only 12 minutes by car. The house is arranged over four levels and comprises: Ground floor: A spacious entrance hall with a large cloakroom and Utility area to one side. On the other side is a large double bedroom with an ensuite bathroom. In addition, there is a large local technical room to the back of the chalet. First floor: This floor is mainly given over to a vast open plan



area with a modern and spacious kitchen, a fantastic dining area spacious sitting room with a fireplace. There is a separate large television room with an ensuite bathroom (should anyone need another bedroom). From this floor, you have access to the rear garden area. Second floor: A spacious landing area leads to five double bedrooms with ensuite bathrooms. Attic space/third floor The staircase continues to the final floor, with an open plan area of 100 sqm with vaulted ceilings. This floor has yet to be finished but offers huge future potential to anyone wanting to create additional living space. Given the architecture and classical design, this house is well-known in the area. It has always had a very regal feel about it, and the recent renovation brings this out. While regal in looks, it also offers authentic charm inside and will make a wonderful family home in a great area. For more information, don't hesitate to get in touch with us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com) The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



| Logement économe    | Logement                       |
|---------------------|--------------------------------|
| ≤ 50 A              | En attente<br>du<br>diagnostic |
| 51 à 90 B           |                                |
| 91 à 150 C          |                                |
| 151 à 230 D         |                                |
| 231 à 330 E         |                                |
| 331 à 450 F         |                                |
| > 450 G             |                                |
| Logement énergivore |                                |

## Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.