



## Rare on the Market: Beautiful 3 Bedroom Duplex Apartment with Private Garden in Saint-Jean-d'Aulps

**Price : 312 000 €**

**Reference 4134**

**Saint-Jean-d'Aulps**

**Apartment**

**Bedrooms 3**

**Habitable Area 57 m<sup>2</sup>**

**DPE Energy Rating G**

**Gas Rating A**

### Description

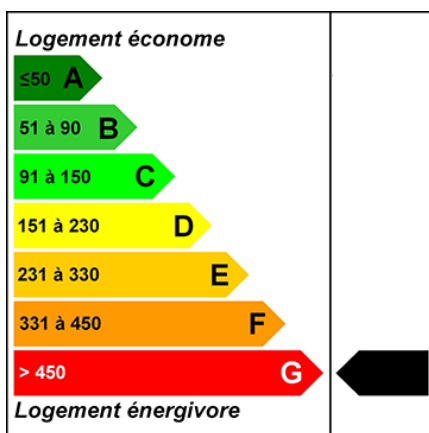
Looking for a home that combines Alpine charm, modern comfort and an ideal location? This beautifully renovated 3 bedroom duplex apartment is a true hidden gem, nestled in the peaceful and sought-after settlement of Mont d'Évian, within a small, well-maintained co-ownership with low charges. Perfect for a family or as a mountain retreat, this apartment offers an exceptional lifestyle - quiet and surrounded by nature, yet just a short drive to local amenities and ski lifts. Fully renovated over the past five years, the apartment is spread over two levels and is ready to move into: Ground Floor: Covered entrance

patio.

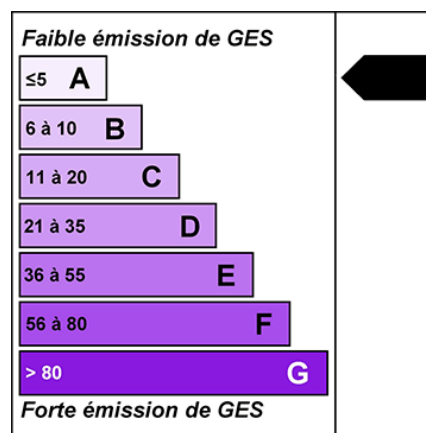
- Hallway leading to a spacious master bedroom with dressing area and private west-facing balcony.
- Two additional bright bedrooms and a separate office space.
- Contemporary bathroom with walk-in shower, double vanity, heated towel rail and washing machine.
- Separate WC. Upper Level:
- Luminous attic-style open-plan living area with fully equipped kitchen (ceramic hob, oven, extractor hood, dishwasher).
- Attic space with technical access (potential for further renovations). Enjoy peaceful outdoor living with a small fenced private garden, ideal for relaxing or entertaining. A terrace and balcony offer additional seating areas with beautiful panoramic mountain views - a rare find in this area. Additional Features:
- Private mazot (external storage chalet).
- Two outdoor parking spaces.
- Excellent sun exposure and natural light throughout.
- Quiet, tranquil setting with no traffic.
- Convenient access to village life and ski areas by car. This property offers a rare opportunity to own a charming, low-maintenance mountain home in a highly desirable part of the valley - whether as a main residence, second home or rental investment. For more information, please contact Morzine Immobilier. Information on natural risks affecting the property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)







DPE/Energy consumption:  
463KWhEp/m2.an



GES/Greenhouse gas emission:  
15KgégCO2/m2.an

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