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## 2 bed Apartment for sale in Haute-Savoie

Saint-Jean-d'Aulps , Haute-Savoie , Auvergne-Rhône-Alpes



**€310,000**

inc. of agency fees

2 Beds

82 sqm

Alpesvente is delighted to present to you this magnificent rental opportunity in the heart of the Vallée d'Aulps. This bright and spacious 2 bedroom apartment with private garden is ideally...

### At a Glance

**Reference** MFH-ALPSD19139

**Bed** 2

**Near to** Saint-Jean-d'Aulps

**Pool** No

**Price** €310,000

**Hab.Space** 82 sqm

**Land Tax** N/A

### Property Description

We are delighted to present to you this magnificent rental opportunity in the heart of the Vallée d'Aulps. This bright and spacious 2 bedroom apartment with private garden is ideally located close to the village and all the amenities that Saint Jean d'Aulps offers.

Main Features :

-2 bedrooms with built-in wardrobes

- Private garden perfect for relaxing outdoors, not overlooked and offering a beautiful view of the village mountains
- A strategic location close to the village and amenities
- A tenant in place, guaranteeing a stable rental income

Currently rented for the year with a tenant in place, this property represents a safe and attractive investment:  
Rent of €800 + €40 provision for charges.

The lease was concluded for a period of 3 years from 1st February 2023.

The apartment is composed as follows:

- A living room with lounge area and semi-equipped kitchen, giving access to a garden via 2 access points to the outside. Living area with a wood stove
- Two bedrooms with built-in wardrobes
- An independent toilet
- A bathroom with shower, sink and dryer radiator
- A laundry room/pantry with cumulus cloud and access from/to the outside

In the annexes to this apartment, you will find:

- A private garden of more than 100m<sup>2</sup>
- A cellar of approximately 6.5m<sup>2</sup>
- 2 overhead parking spaces

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €310,000

## Key Information

Internal Area: 82 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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