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## 3 bed House for sale in Haute-Savoie

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



**€480,000**

**inc. of agency fees**

**3 Beds      85 sqm      0.06 ha**

Located in a quiet and popular hillside of the village of Saint Jean d'Aulps, come and discover this family house with 3 bedrooms, immediately habitable. It is a 5-minute drive from the amenities,...

### At a Glance

<b>Reference</b>	MFH-ALPSD19011	<b>Near to</b>	Saint-Jean-d'Aulps	<b>Price</b>	€480,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	85 sqm
<b>Land</b>	0.06 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a quiet and popular hillside of the village of Saint Jean d'Aulps, come and discover this family house with 3 bedrooms, immediately habitable. It is a 5-minute drive from the amenities, shops and schools of this village in the Vallée d'Aulps. The ski slopes of Roc d'Enfer or those of Morzine-Avoriaz are only 15 minutes away.

Built on 3 levels, this house is ideal for a family wishing to live all year round. Due to its South-West

exposure and its many openings, this house benefits from average natural light of more than 8 hours per day (see certificate), and a lovely view of the mountains and the Roc d'Enfer.

Outside, it has a 57m<sup>2</sup> terrace/balcony ideal for children or summer evenings, but also many annexes such as a garage or vaulted cellar.

The house is composed as follows:

In the basement

- A clearance giving access to all the rooms, and to the garden
- A closed garage
- A vaulted cellar
- A boiler room

On the ground floor:

- An entrance hall
- A living room with a kitchen equipped with double sink, dishwasher, washing machine, 3-burner induction hob, extractor hood with exterior exit, electric oven, refrigerator, microwave and cupboards, all open to the living room and the terrace
- A separate toilet

Upstairs :

- A clearance
- Three bedrooms
- A bathroom with walk-in shower, toilet, sink and window

At the second level:

- Convertible attics

For any question or organize a viewing,

Summary

Property type:	House
Bedrooms:	3
Price	€480,000

Key Information

Year Built:	1908
Internal Area:	85 sqm
Land Area:	0.06 ha

Location: Auvergne-Rhône-Alpes



## Gallery









## Certificat de Luminosité



Séjour - 38 m<sup>2</sup>  
Maison - RDC



4 fenêtres  
3,5 m<sup>2</sup> de fenêtre

2 orientations :  
SO et NO

### Luminosité naturelle par jour

Printemps



Été



Automne



Hiver



Soit 08h05 en moyenne par l'année

### Horaires de luminosité



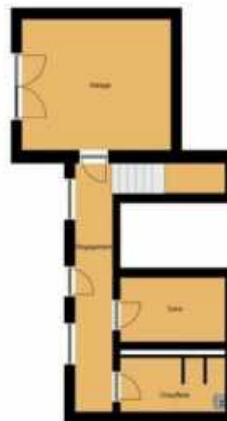
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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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