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3 bed House for sale in Haute-Savoie

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



€595,000

inc. of agency fees

3 Beds 1 Baths 138 sqm 0.07 ha

To discover without delay, detached house with 3 bedrooms and mezzanine located in a quiet, popular and sunny hillside in the village of Saint Jean d'Aulps. This house will suit a family wishing...

At a Glance

Reference	MFH-ALPSD19101	Near to	Saint-Jean-d'Aulps	Price	€595,000
Bed	3	Bath	1	Hab.Space	138 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

To discover without delay, detached house with 3 bedrooms and mezzanine located in a quiet, popular and sunny hillside in the village of Saint Jean d'Aulps. This house will suit a family wishing to settle permanently in the area, but also as a pied-à-terre in the Alps. In fact, it is a 5-minute drive from the amenities, shops and schools of this village in the Aulps Valley. The ski slopes of Roc d'Enfer or those of Morzine-Avoriaz are just 15 minutes away.

This house is typically Savoyard in its design and its key elements: exposed beams, built-in wooden cupboards and even a wood stove on each level.

It is habitable as is and all the comforts are present for a quick installation in Chablais.

Its exteriors are also real assets. This house has two terraces not overlooked and a garden with a shed.

This hamlet of St Jean d'Aulps is popular because of its sunshine and its beautiful view of the Roc d'Enfer.

The house is composed as follows:

On the garden level:

- A kitchen giving access to the exterior with the south-facing stone terrace and the garden, but also to the interior vaulted cellar
- A living room with a wood stove and built-in cupboards
- A bedroom with dressing room
- A clearance
- A bathroom with bath, sink, washing machine connection and window
- An independent toilet

Upstairs :

- A living room with a dining and lounge area with a wood stove; and giving access to the mezzanine and the exterior with the east-facing terrace
- A kitchen giving access to the outside with the terrace
- A bedroom with access to a private west-facing balcony
- A bedroom with dressing room
- A bathroom with shower, toilet, sink, towel radiator and window

At the last floor :

- A mezzanine with an office and relaxation area; Possibility of additional sleeping

For any question or organize a viewing,

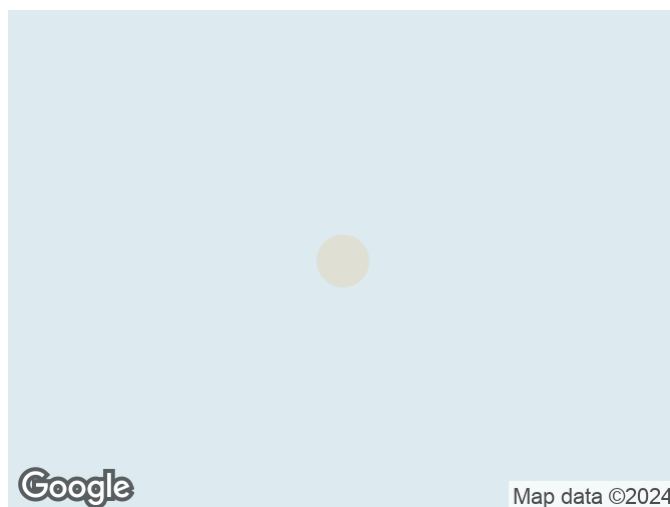
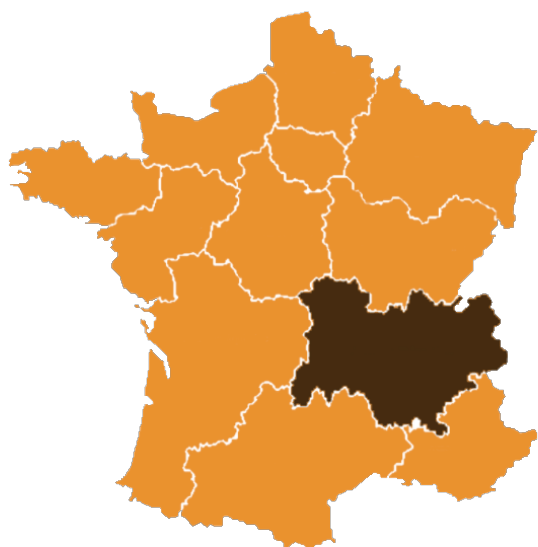
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€595,000

Key Information

Internal Area:	138 sqm
Land Area:	0.07 ha

Location: Auvergne-Rhône-Alpes



Gallery



Certificat de Luminosité

Séjour - 28 m²
Maison - RDC



4 fenêtres
5,5 m² de surface



3 orientations
E, SO et O

Luminosité naturelle par jour

Printemps

10h25

Été

12h05

Automne

07h40

Hiver

05h35

Soit 07h00 en moyenne sur l'année

Horaires de luminosité









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C. BAUER – Sunday Times

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