



Exclusive : For Sale L'Ourson, 1 bedroom apartment

2 pièces
Saint-Jean-d'Aulps

2 rooms 32.00 m²
132 500 €

Reference **VA4423**
N° of Order **347**

Photo principale



Location



Address **L'Ourson 2**
Complement **Le Pied des Pistes, 110 route de la Télécabine**
City **Saint-Jean-d'Aulps 74430**

Technical description

Type of appartement	2 pièces	
Furnished	Fully furnished	
Living space	32 m²	
rooms	2	
Bedroom	1	+ coin montagne
Nb. bathrooms	1	
Nb. WC	1	
Independent	Yes	
Outdoor parking	1	
Balcony	1	
Garden surface	No	
Floor	-1	
Year of construction	2000	
Ancienneté du bien	Old	
Prestige level	Normal	
Heating	Electricité	Individual
Water heater	Identique au chauffage	
Kitchen	Fitted and equipped	
Openings	Wood	
Exposition	North	
Elevator	Yes	
Cellar	Yes	
Basement	No	
Swimming pool	No	

Description of appendices

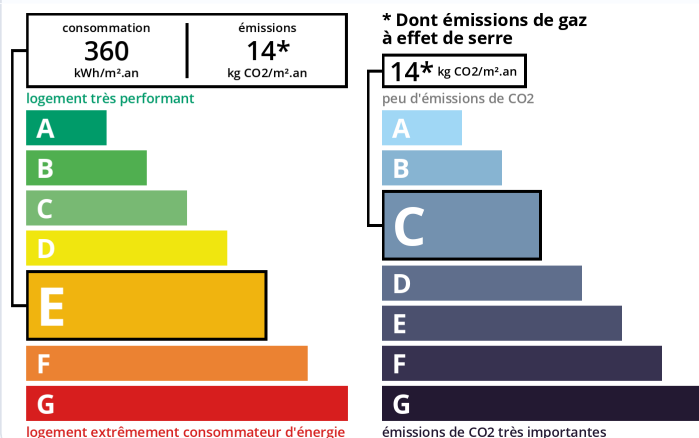
€ Financial informations

Price	132 500€
Charges	68€ /mois
Property tax	392€ /an
Housing tax	824€ /an
Occupation	Free
Financial details	

☰ Description of parts

Niveau Surface Détail

☰ DPE / GES



☰ Detailed description

A fantastic one-bedroom apartment with a coin montagne, ideally located in the heart of the Roc d'Enfer ski area at La Grande Terche, in Saint-Jean-d'Aulps.

Set within a well-maintained residence built around 2000, the apartment is easily accessed via just one flight of stairs, with the added convenience of a lift in the building. The private cave is located on the same level as the apartment – perfect for storing skis and outdoor equipment before heading inside.

Offering just under 32m² of living space, the apartment is well laid out and makes excellent use of the space available. The entrance opens onto the coin montagne, currently arranged with a single bed, but easily adapted to include bunk beds or additional storage cupboards. There is a separate WC and a bathroom.

The main living area is bright and welcoming, with an open-plan kitchen, dining and sitting area leading directly onto the balcony.

A real highlight of the property is the spacious double bedroom, recently renovated to include fitted wardrobes and a comfortable double bed. A window overlooking La Grande Terche brings in plenty of natural light, creating a pleasant and airy feel.

Ski access is as easy as it gets – the residence is just 50 metres from the télécabine and local shops. For wider access to the Portes du Soleil ski area, Morzine and Ardent are both around 15 minutes away, with Les Gets approximately 20 minutes by car.

An ideal one-bedroom pied-à-terre in the mountains, the property also benefits from a private outdoor parking space, a cave and access to a communal bike storage area.

Fees to be paid by the seller. In a condominium of 1231 lots. No ongoing proceedings. Energy class E, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2022: between 1040.00 and 1450.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

georisques.gouv.fr. Our fees :

https://files.netty.immo/file/company37049tfi/205/CYJl2/mhita_bareme_dhonoraires_maj_190625_5.docx



