

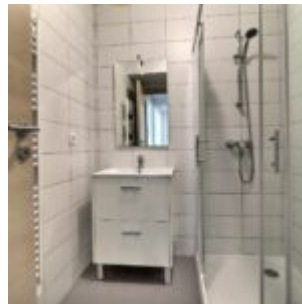


AGENCE  
MY HOME  
in the Alps

# Charming 1 bedroom with large terrace

Price : 195 000€

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Ideal first purchase, investor or for a small foothold in the mountains, discover this very pretty T2 on the ground floor with large private terrace close to the village center and shops on foot, and only a few minutes by car from Morzine.

It is composed of an entrance with toilet and cupboard, a completely new fitted kitchen area (currently being installed) and up to date, a bright living room opening onto the terrace, a shower room with towel dryer and location for the washing machine, one bedroom.

This apartment also offers other advantages such as underfloor heating, electric roller shutters, a cellar, two private outdoor parking spaces and very good sunshine with its south-west exposure. The shuttle to the Grande Tercche ski resort is located at the end of the street.

To discover quickly!

Fees to be paid by the seller. In a condominium of 36 lots. No ongoing proceedings. Energy class D, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 540.00 and 780.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :1

Surface area (m2) :44

Cuisine neuve

Rez-de-Jardin

Price :195 000€

## PRESENTATION OF THE PROPERTY

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Price :195 000

Charges mensuelles :0.00

Situation :Saint-Jean-d'Aulps

Exposure :Sud, Ouest

Type of heating :Chauffage au individuel sol

## PARTS

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Number of main parts :2

Beadrooms :1

Shower(s) :1

WC dans salle de bain(s) :1

Private WC :1

## MOVE

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Parking spaces :2

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### MY HOME IN THE ALPS



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