



****under offer** Farmhouse to renovate – In the heart of the village of St Jean d'Aulps**

Price : 460 000 €

Reference 3943

Saint-Jean-d'Aulps

Chalet

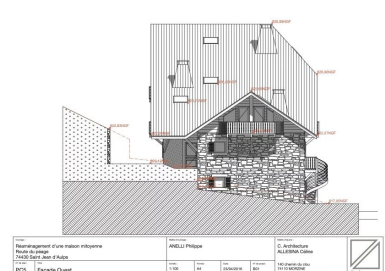
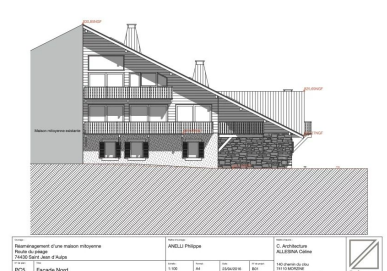
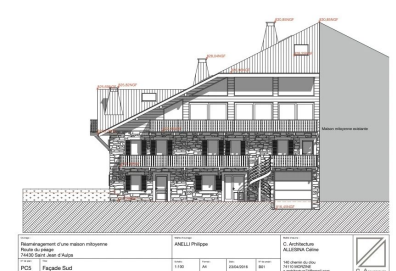
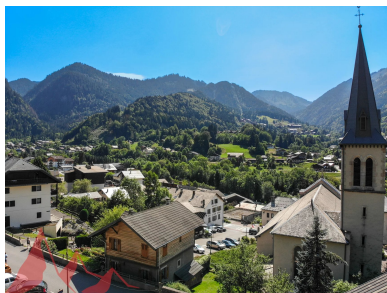
Floors 3

Habitable Area 295.79 m²

Description

Farmhouse to renovate - In the heart of the village of St Jean d'Aulps This property is situated in the heart of the Saint Jean d'Aulps village. It consists of a semi-detached large traditional barn on 4 levels, which sits on a plot of land of 558m2. The land is constructible however the barn can only be renovated and not demolished and rebuilt. This 295.79m2 property has

huge potential and can be divided into apartments with the addition of a 99,60m2 garage. Planning permission exists for four apartments. Apartment one is a duplex four-bedroom apartment. Number two is a duplex, two-bed, one-bathroom apartment. Number three is a three-bed (same level) one-bathroom apartment. The top floor will be on one level and boast a large open-plan living area with two bedrooms and one bathroom. Temporarily the electricity and the water are currently switched off. The property is connected to the main drains. Situated in the popular village of Saint Jean d'Aulps, the property benefits from a peaceful location with lovely views. Just 1km from the centre of Saint Jean village there is a boulangerie, bars, restaurants, a shop and the fantastic ski resort of 'Le Roc d'Enfer' is just a short distance away by car. The larger community of Morzine, boasting several bars, restaurants, ski shops, and a connection to the excellent Portes du Soleil ski area is accessible within a 10-minute drive. Thonon Les Bains and the beautiful waters of Lake Léman lay 30 minutes away by car, with Geneva airport slightly over an hour and a quarter's drive away. This is an ideal property for investors. For more information, please contact us. The geographical and natural risks to which the property is exposed can be consulted on the website www.georisques.gouv.fr.



Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

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