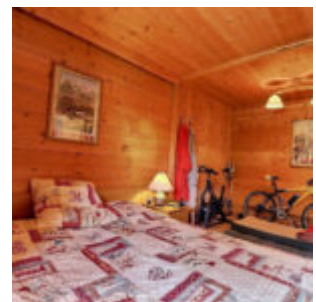
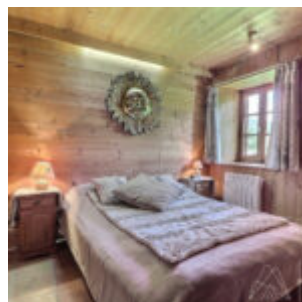
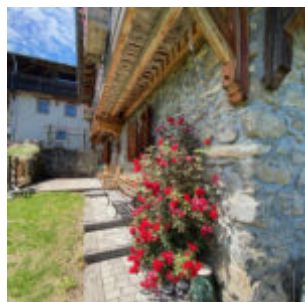
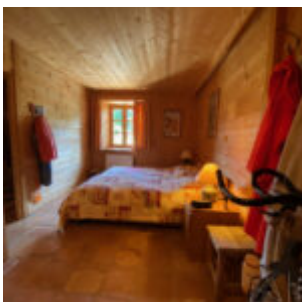
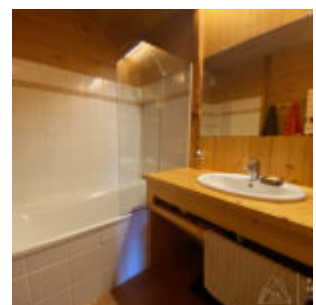
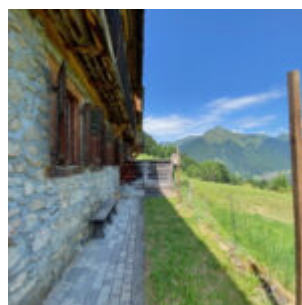
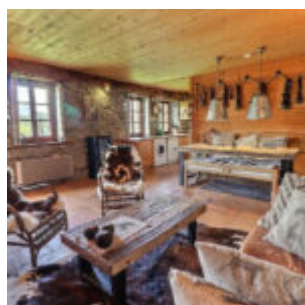
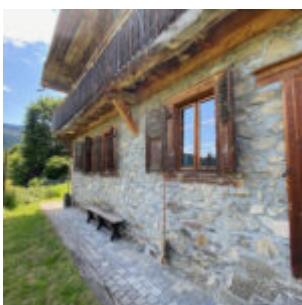
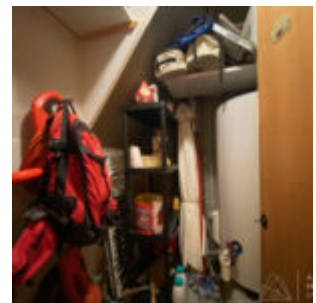
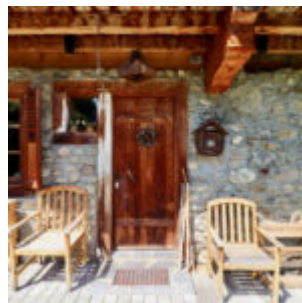
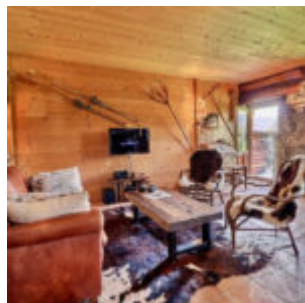
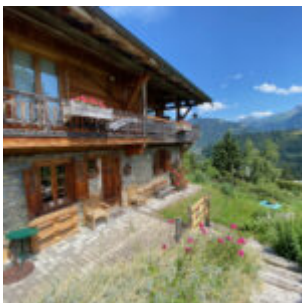
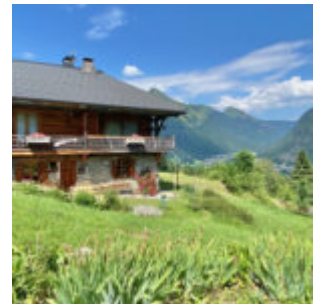
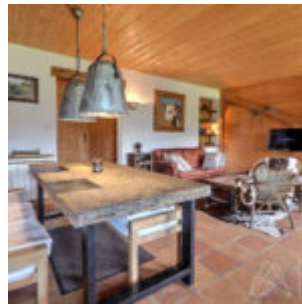
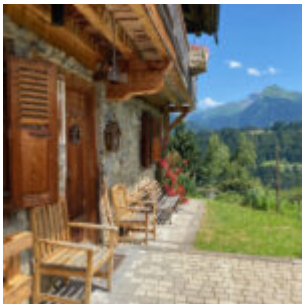


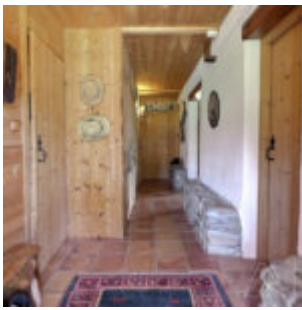


AGENCE
MY HOME
in the Alps

La Teurne - 2 bedroom apartment

Price : 460 000€





The ground floor, garden level apartment is one of three apartments in this charming stone building. At 74.93m², with 2 large double bedrooms, it is the perfect, spacious pied-à-terre for those seeking a tranquil spot with panoramic mountain views.

The entrance is down the garden steps, via the garden and terrace through a beautiful wooden door. There are the 2 bedrooms (one of which has a sink and a large area which could fit an office or bunk beds). A shared bathroom, separate w.c., a cellar with hot water tank and a large open plan living room and dining room leading to the kitchen. The views from the living area are stunning, especially from the kitchen sink!

Key Features:

Mountain Views: Enjoy panoramic views of the surrounding mountains, providing a serene backdrop for daily living.

Private Garden: The apartment has private usage of the garden which is approximately 70m², it wraps around the apartment east, south and west facing.

Charming Stone Building: Housed in a traditional stone chalet, the residence exudes timeless elegance and character.

Small Residence: Benefit from the privacy and exclusivity of a small, intimate residence, ensuring a quiet and peaceful environment.

Traditional Decor: The interior features a classic design with tasteful traditional decor, creating a warm and inviting atmosphere that feels like home. There is a lovely bioethanol fireplace to add to the ambience.

Interior Highlights

Living Room: A cozy and spacious living area with a door leading out to the garden. Featuring rustic wooden beams and a charming bioethanol fireplace

Kitchen: A well-appointed kitchen with a traditional look

Bedrooms: Comfortable, large, with ample storage

Additional Amenities:

Parking: Right of usage of an exterior parking space

Proximity to Nature: Located close to hiking trails, biking routes and to Col d'Enrenaz which is the nearest point to access the slopes of Les Gets. It's perfect for nature lovers and outdoor enthusiasts.

Local Amenities: Morzine is under 10minutes drive away. Alternatively there is the restaurant in La Côte d'Arbroz or a few restaurants to walk to up the Col d'Encrenaz.

Fees to be paid by the seller. In a condominium of 3 lots. Average share of the estimated budget 330 €/year. No ongoing proceedings. Energy class E, Climate class C Estimated amount of annual energy expenditure for standard use: between 2210.00 € and 3020.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :2

Bathrooms :1

Surface area (m2) :74.93

Totally charming

Spacious

Price :460 000€

PRESENTATION OF THE PROPERTY

Price :460 000

Charges mensuelles :0.00

Situation :La Côte-d'Arbroz

Partiellement meublé

Type of heating :Chauffage au électrique

PARTS

Number of main parts :3

Beadrooms :2

Bathrooms :1

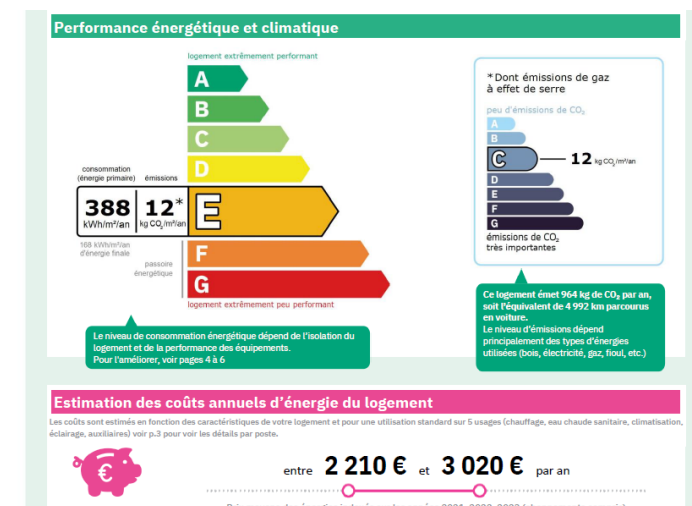
WC in bathroom(s) :1

Private WC :1

MOVE

Parking spaces :1

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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