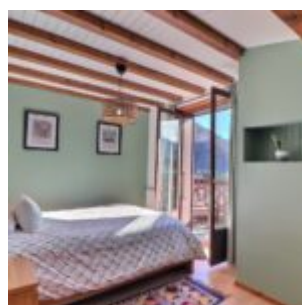
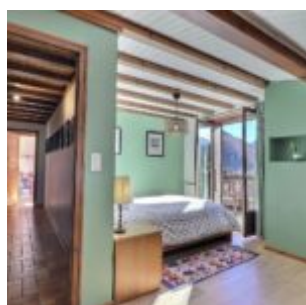
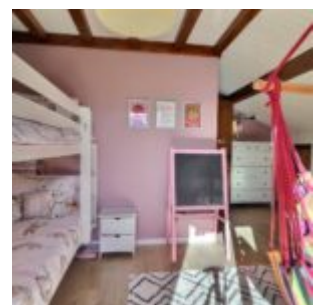




AGENCE  
MY HOME  
in the Alps

# Les Champs apartment

Price : 475 000€





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Beautiful mountain home in Essert Romand for sale.

A spacious apartment which is one of three in a small residence, which has its own private entrance, separate parking and private garden of 644m<sup>2</sup>.

The apartment is 92,43m<sup>2</sup> loi carrez and 141, 27m<sup>2</sup> total space including all the storage under the eaves.

The apartment is perfectly positioned, the morning sun streams in first thing and goes around to the garden in the evening. To get to the river path it is a 5 minute cycle ride and you can bike or run to Morzine. It is a 5 minute drive to Morzine center but so nice and quiet with excellent mountain views. The residence itself is perfect for families with a communal play area at the front of the building and private garden at the back.

It is laid out as follows:

The entrance is on the garden level up a few steps. There is a cloakroom area and then you walk into the living space where there is a w.c., separate kitchen which was redone recently and the living / dining room which has a wood burning stove and direct access out to the balcony.

Upstairs are 3 large double bedrooms, 2 with access to the balcony. There is a large bathroom with a washing machine, and a storage area next to it which could potentially be renovated to create a second bathroom.

There is storage that runs along the eaves on both sides of the property.

In the garden is a bike store, 2-3 parking spaces, a beautiful space for outdoor dining and playing.

In the winter you can sledge on the hill or ski tour straight from the front door. In the summer there is hiking and you are surrounded by agricultural land.

This is an opportunity not to be missed! Get in touch to arrange a viewing

Fees to be paid by the seller. In a condominium of 3 lots. No ongoing proceedings. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 2070.00 € and 2860.00 € 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.

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Bedrooms :3  
Bathrooms :1  
Surface area (m2) :92.43  
Spacious  
Wood burner  
Price :475 000€

## PRESENTATION OF THE PROPERTY

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Price :475 000  
Charges mensuelles :60.00  
Situation :Essert-Romand  
Exposure :Sud, Ouest  
Non meublé  
Year of construction :1980  
Type of heating :Chauffage au électrique

## PARTS

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Number of main parts :5  
Bedrooms :3  
Bathrooms :1  
WC dans salle de bain(s) :2  
Private WC :1  
Number floors are :1

## MOVE

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Parking spaces :3

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