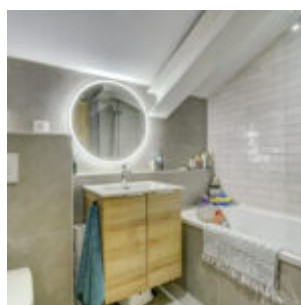
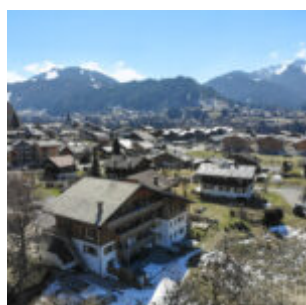
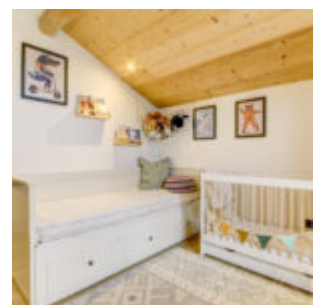
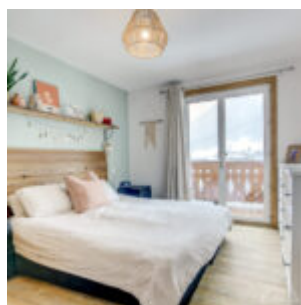
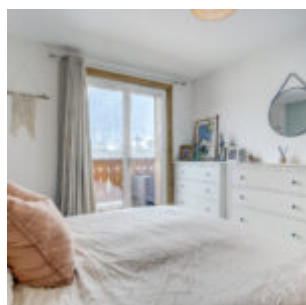
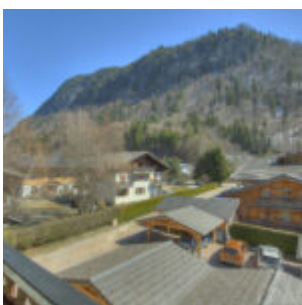
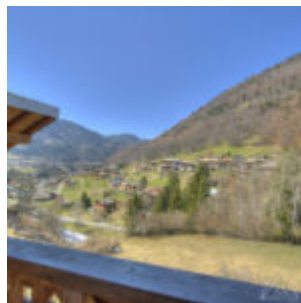
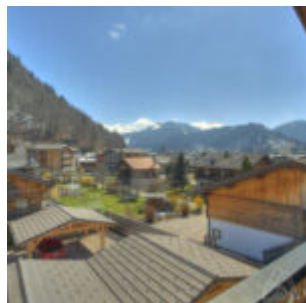




AGENCE
MY HOME
in the Alps

Lumineux T3 au coeur de Montriond

Price : 498 000€





Sitting on the top floor of a small copropriété of just 8 apartments, this well-presented apartment was thoughtfully renovated in 2021 and offers bright, practical living throughout.

The property provides a Loi Carrez surface area of 61.14 m², with a further 16.27 m² of storage under the eaves, making excellent use of the available space. It comprises two good-sized bedrooms and a spacious, light-filled living area.

A key feature is the dual-aspect, uninterrupted views. The bedrooms look out across the valley, while the living area faces towards Montriond and up to the Pleney ski slopes, offering an open outlook in every season.

There are two balconies totalling 16.5m², providing additional space for enjoying the sunshine.

Thanks to its top-floor position and dual aspect, the apartment benefits from plenty of natural light throughout the day. It also includes a private outdoor parking space, a cellar for storage, and a separate utility room with electricity, which can be used for laundry or additional storage. The under-eaves storage adds further practicality.

The apartment is within a short walk to Montriond, with convenient access to shops, bars, restaurants, ski hire and other amenities.

The layout works well for both year-round living and holiday use.

Overall, a well-located apartment which has been beautifully decorated with good proportions, useful storage, and open views.

Contact us for a viewing

Fees to be paid by the seller. In a condominium of 40 lots. No ongoing proceedings. Energy class C, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1067.00 and 1444.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :2

Bathrooms :1

Surface area (m2) :64.14

Price :498 000€

PRESENTATION OF THE PROPERTY

Price :498 000

Charges mensuelles :102.00

Situation :Montriond

Type of heating :Chauffage au individuel électrique

PARTS

Number of main parts :3

Bedrooms :2

Bathrooms :1

WC in bathroom(s) :1

Number floors are :2

MOVE

Parking spaces :1

MY HOME IN THE ALPS

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