

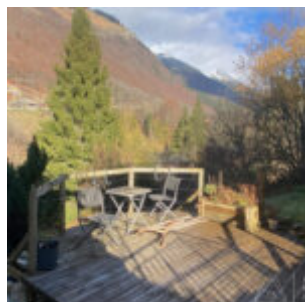
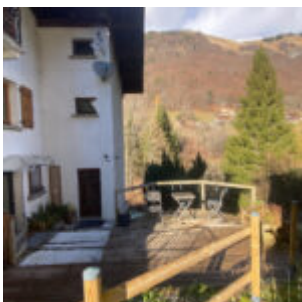
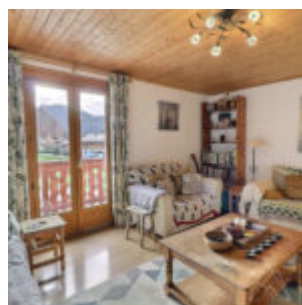
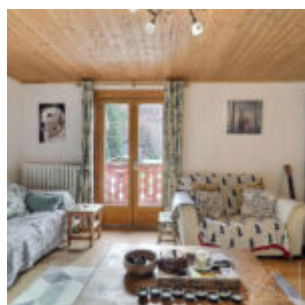
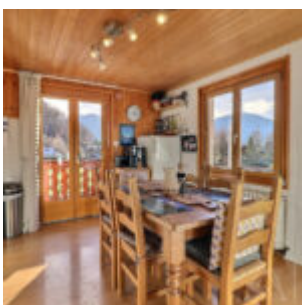
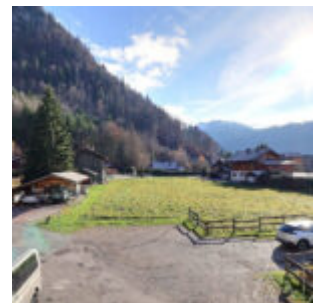
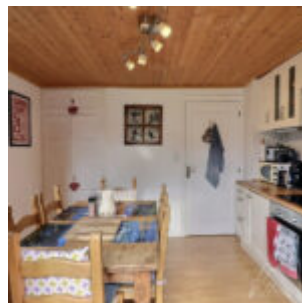
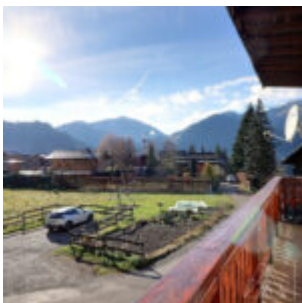
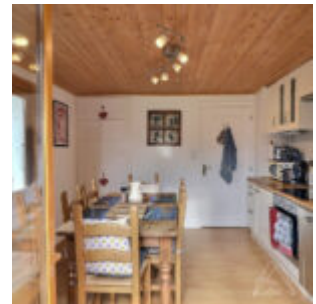
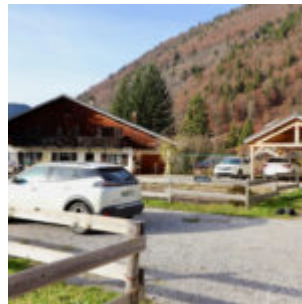
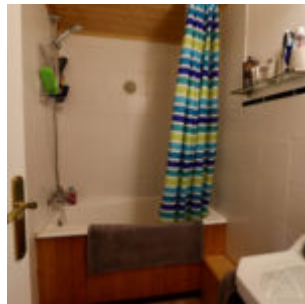
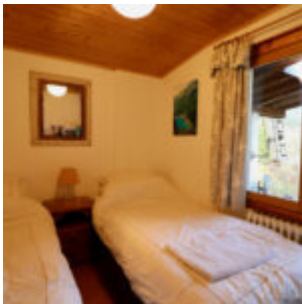


AGENCE  
MY HOME  
in the Alps

## Montriond plateau

Price : 375 000€

---



---

Perfectly positioned in a peaceful, south-facing setting on the highly desirable Montriond plateau, this apartment offers the ideal blend of tranquillity and convenience.

The location is sought after for its stunning natural surroundings and excellent access to transport links, including the bus to Ardent for swift entry to Avoriaz and the wider Portes du Soleil ski area.

In summer, the lake is easily reached by bus, car, on foot or by bike, making this a fantastic year-round base. The centre of Montriond is just a short stroll away, and regular buses during the seasons which offer quick connections to Morzine.

Situated on the first floor of a small residence of just six apartments, this generously proportioned two-bedroom home features its own private entrance via an external staircase leading past the communal terrace. Inside, a welcoming hallway provides ample space for coats and outdoor gear. To the right is a comfortable twin bedroom, while to the left a spacious living room easily accommodates six guests and could also serve as an additional sleeping area if required.

Further along the hallway you'll find a bright double bedroom, a family bathroom with bath, overhead shower and sink, a separate WC, storage cupboard, and a fully equipped independent kitchen with dining area. Both the kitchen and living room open onto a south-facing balcony, offering lovely views and sunshine throughout the day—perfect for enjoying fresh mountain air with the French doors open. The windows have recently been upgraded to modern double glazing.

The property benefits from service charges that include heating and hot water.

With its separate kitchen and living room, the apartment provides excellent flexibility and could comfortably sleep more guests than its official layout suggests.

Additional features include two external parking spaces and a large cellar, ideal for bike storage.

A wonderful opportunity to acquire a spacious, well-located apartment in one of Montriond's most desirable areas. We look forward to showing you around.

Fees to be paid by the seller. In a condominium of 18 lots. No ongoing proceedings. DPE in progress. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

---

Bedrooms :2  
Bathrooms :1  
Surface area (m2) :59.57  
Ideally located  
South facing  
Price :375 000€

## **PRESENTATION OF THE PROPERTY**

---

Price :375 000  
Charges mensuelles :320.00  
Situation :Montriond  
Exposure :Sud  
Partiellement meublé  
Type of heating :Chauffage au collectif fuel

## PARTS

---

Number of main parts :4

Bedrooms :2

Bathrooms :1

WC in bathroom(s) :1

Private WC :1

Number floors are :1

## MOVE

---

Parking spaces :2

---

### MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

315 rue du bourg,  
74110 Morzine  
Tél. : +33 (0) 9 54 76 22 30