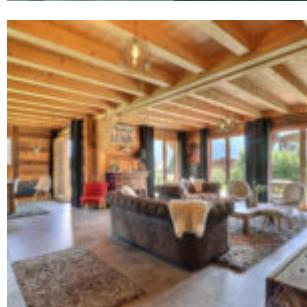
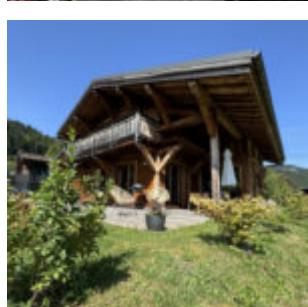
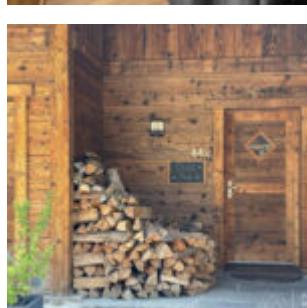
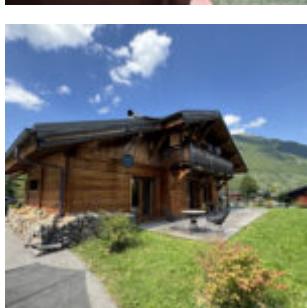
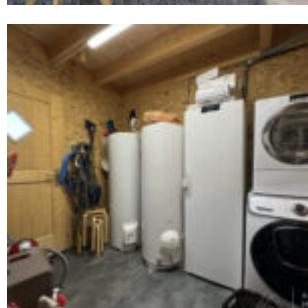
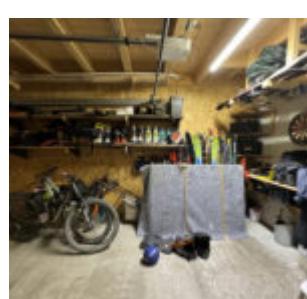
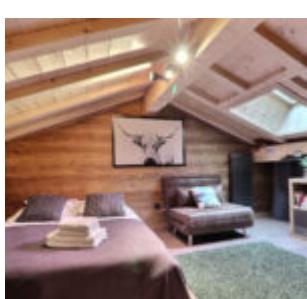
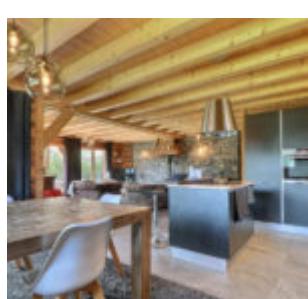
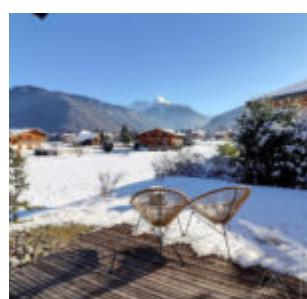


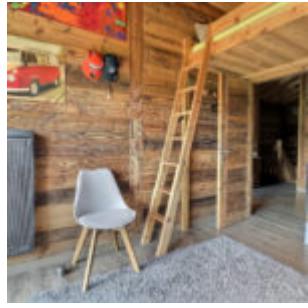
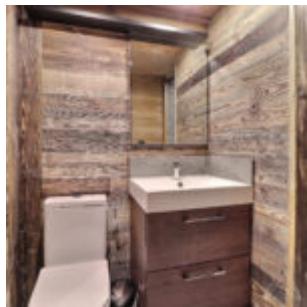


AGENCE  
MY HOME  
in the Alps

## Beautiful new chalet

Price : 1 295 000€





A few minutes from Morzine, in the neighboring village of Essert-Romand, discover this beautiful chalet built in 2017 which offers all the comfort of a luxury chalet.

The quality materials used give it a warm and comfortable atmosphere in accordance with current mountain chalet standards.

It is composed of: a large car park, an entrance hall with separate toilet, a garage, a laundry room/technical room with exterior access, an en-suite family bedroom with shower room/toilet and terrace access, a living room with stove. wood, superb stone wall and open fitted kitchen, numerous bay windows opening onto the terrace for a beautiful opening onto the outside, upstairs; a hallway with independent toilet, an attic family bedroom with shower room/wc, two bedrooms with balcony, a shower room, an attic cellar, a corridor with storage in the attic, an attic bedroom.

This charming chalet has everything to please and become the ideal base for your vacation!

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1400.00 and 1960.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :5

Surface area (m<sup>2</sup>) :171.26

Land area (m<sup>2</sup>) :760

Price :1 295 000€

# PRESENTATION OF THE PROPERTY

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Price :1 295 000

Charges mensuelles :0.00

Situation :ESSERT-ROMAND

Exposure :Sud

Meublé

Year of construction :2017

## PARTS

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Number of main parts :6

Bedrooms :5

Shower(s) :3

WC in bathroom(s) :4

## MOVE

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Covered parking spots :1

Parking spaces :5

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## MY HOME IN THE ALPS



AGENCE  
MY HOME  
in the Alps

315 rue du bourg,

74110 Morzine

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