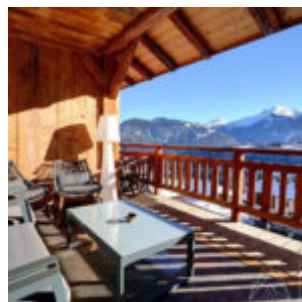
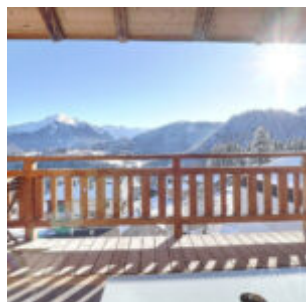
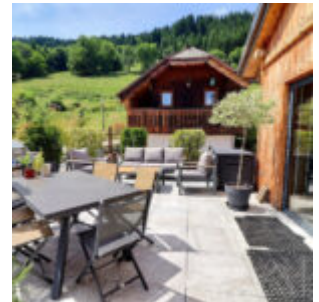
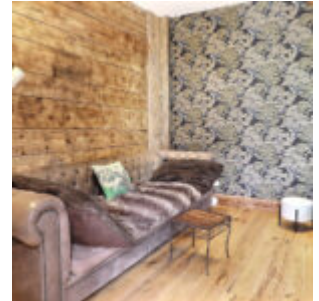
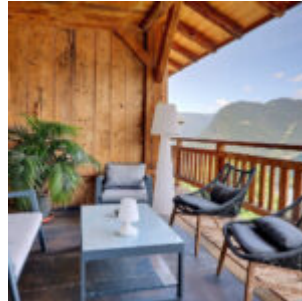
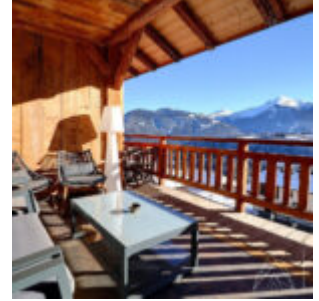
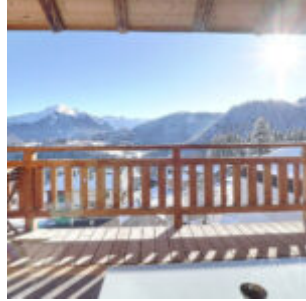


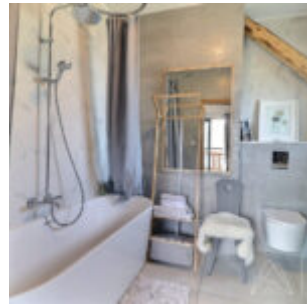
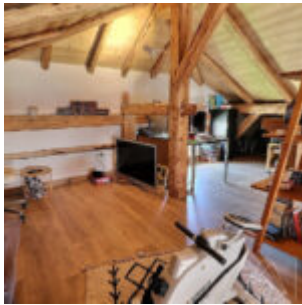
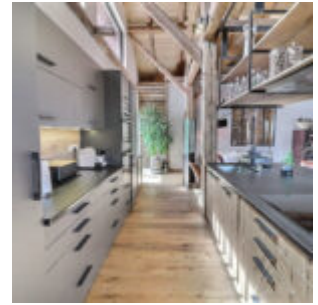
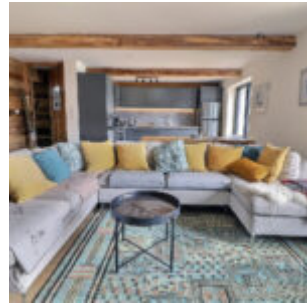
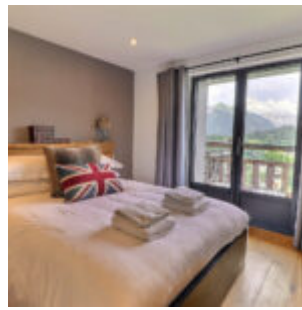
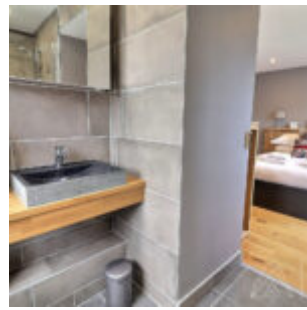
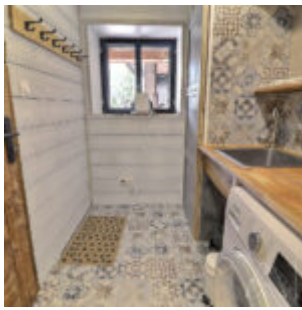


AGENCE
MY HOME
in the Alps

Chalet Auguste

Price : 1 750 000€





A rare opportunity to purchase an exceptional renovated farmhouse in the sought-after area of La Côte d'Arbroz.

Located opposite the village restaurant and surrounded by nature, it boasts stunning mountain views.

The chalet has been beautifully renovated using high-quality materials and incredible attention to detail. It offers approximately 247m² of living space, plus a mezzanine and a renovated mazot. Set on a 927m² plot, it features multiple outdoor areas to enjoy the sun throughout the day.

This chalet is not only beautiful but also very practical, offering great flexibility—especially if you wish to rent out part of it.

Ground Floor: There is a 3-bedroom apartment (T4) with a private entrance from the lower parking area. It includes a spacious bedroom with en-suite bathroom, a laundry/utility room, and then a bright open-plan living area with panoramic views. This space features a wood-burning stove, a fully equipped kitchen, dining area, and large lounge. The living area opens onto a large south-facing terrace. Slightly separated by a door, there are two double bedrooms—each with its own en-suite bathroom—as well as a separate WC.

First Floor Access: Internal access to the rest of the chalet is available from this level. The apartment's rear door opens onto a hallway and an east-facing terrace. There is also a wine cellar.

Upper Floor: A stunning living area with high ceilings, exposed beams, wooden flooring, a wood-burning stove, and a contemporary kitchen—a perfect blend of old charm and modern comfort. The chalet faces south toward mountain views and west for evening sun. There is a covered balcony off the living area and a large west-facing terrace ideal for sunset views.

The spacious, high-end kitchen features slate countertops and is fully equipped. The living space is cleverly divided into various lounge areas, and there's a separate TV room. This level also has two en-suite double bedrooms, each with its own private outdoor space.

Upstairs, a large mezzanine is currently used as an office and could be converted into an additional en-suite bedroom.

The first floor also has its own large, separate entrance, with a separate WC.

Outbuildings & Extras:

Renovated mazot offering a separate bedroom with bathroom and a small kitchenette area, plus its own paved terraceDouble garageWine cellar and ski storage room

Technical Details:
Underfloor heating via a hydraulic electric systemConcrete slab between floors for excellent thermal and acoustic insulationNew roof: steel cladding on the main chalet, slate on the mazotLandscaped garden

Location:
La Côte d'Arbroz is highly regarded by mountain lovers and has become a sought-after area for both primary and secondary residences, as well as a popular holiday destination. It's just 5 minutes' drive from Col d'Encrenaz (access to Les Gets ski area), 12 minutes from Morzine, and 20-25 minutes from Thonon-les-Bains. Thanks to its elevated position, the chalet benefits from maximum sunlight and panoramic views.

Fees to be paid by the seller. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 4040.00 € and 5510.00 € 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.

Bedrooms :6

Bathrooms :6

Surface area (m2) :248.00

Price :1 750 000€

PRESENTATION OF THE PROPERTY

Price :1 750 000

Charges mensuelles :0.00

Situation :La Côte-d'Arbroz

Meublé

Type of heating :Chauffage au sol

PARTS

Number of main parts :9

Bedrooms :6

Bathrooms :6

MOVE

Covered parking spots :2

MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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