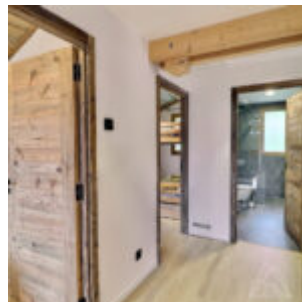
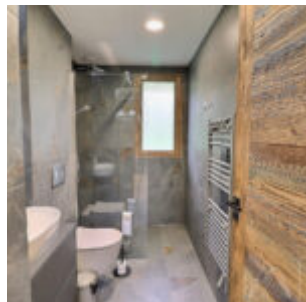
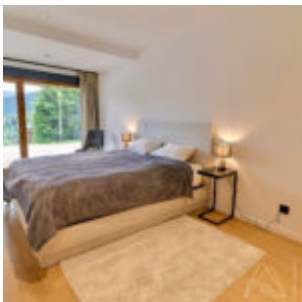
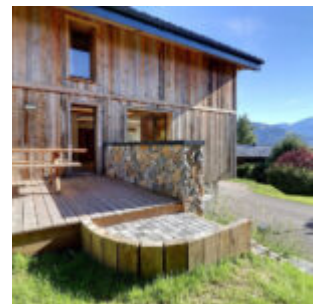
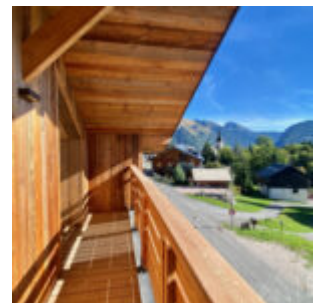
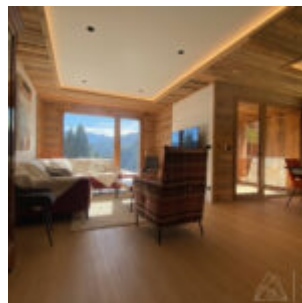
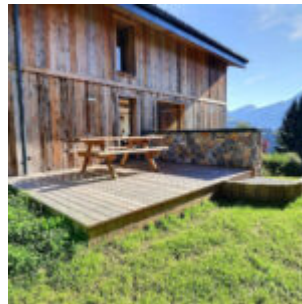
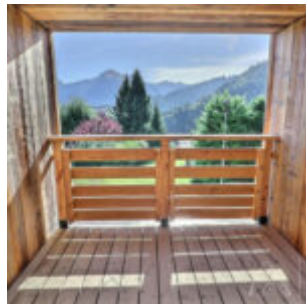
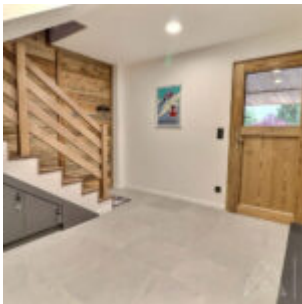


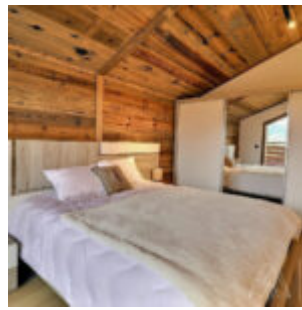
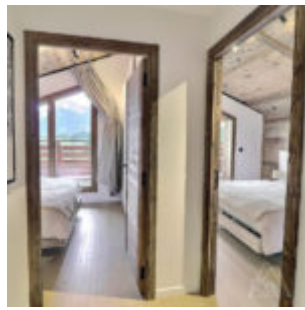
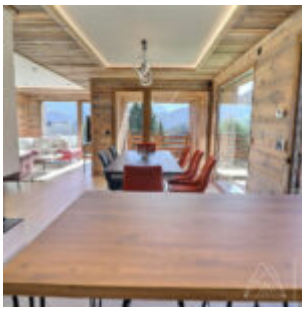


AGENCE
MY HOME
in the Alps

Chalet La Pierre

Price : 1 100 000€





Chalet Pierre is a stunning detached chalet located in the heart of the picturesque village of La Côte d'Arbroz. Ideally positioned, it is just 4 km from the Col de l'Encrenaz (Les Gets) for direct access to the ski slopes and only 12 km from Morzine.

Built in 2024 to an exceptional standard, the chalet combines authentic old wood and stone with modern comforts. Designed to be energy efficient, it features a heat pump and underfloor heating on every level. The southerly orientation ensures sunshine throughout the year, while the breathtaking mountain views can be enjoyed from the garden, terrace, or covered balcony. The chalet is sold fully furnished and is ready for immediate use. Notaire fees are reduced, and there is also the possibility of reclaiming the VAT if you are going to rent the property (please enquire if you have questions).

Layout

Exterior

Ample parking plus a covered parking area

Spacious entrance hall with ski storage and under-stairs storage
Laundry/technical room
Large en-suite bedroom

First Floor

Bright open-plan living area with a wood-burning stove
Fully equipped kitchen with direct access to the terrace and garden
Terrace with water and electricity supply (ideal for a jacuzzi installation)
Separate WC
Covered balcony with panoramic views

Second Floor

Three bedrooms (including one with bunk beds)
En-suite bedroom with private balcony
Double bedroom with balcony
Large family bathroom
All bedrooms with custom-fitted wardrobes and generous storage

La Côte d'Arbroz offers year-round charm with a welcoming restaurant in the village and easy access to skiing, hiking, biking, and ski touring. Quiet, sunny, and surrounded by nature, Chalet Pierre makes the perfect mountain home.

Fees to be paid by the seller. Energy class B, Climate class A
Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 590.00 and 850.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :4

Bathrooms :3
Surface area (m2) :153.00
Land area (m2) :445
Price :1 100 000€

PRESENTATION OF THE PROPERTY

Price :1 100 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Exposure :Sud
Meublé
Year of construction :2024

PARTS

Number of main parts :5
Bedrooms :4
Bathrooms :3
WC in bathroom(s) :4
Private WC :1

MOVE

Covered parking spots :1
Parking spaces :3

MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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