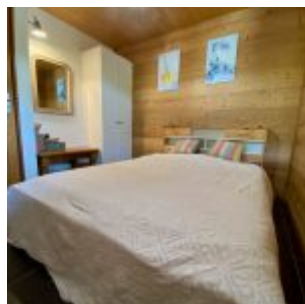
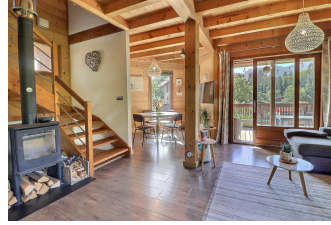




AGENCE
MY HOME
in the Alps

Detached family chalet

Price : 950 000€





This family chalet is brilliantly located in Montriond with easy access to the bus stop, to walk along the river path to get to Morzine, to get the bus up to Ardent or to walk up to the lake. There is even a brilliant new pub / restaurant 5-10mins walk away.

Built in 2012 by local craftsmen, this chalet has been well built and well maintained ever since. There is a lovely garden to the right of the chalet which is west facing, and a large south facing terrace with views of Nyon and Mt Chery.

Located off the main road down a long shared driveway, there is parking for 3-4 cars including 1 space under a carport, a garage and external parking spaces.

This chalet makes the ideal family home, or second home. Thanks to its proximity to the bus and to Ardent to skiing it would also make a great rental.

The entrance is located on the ground floor. On this level is a guest bedroom, a bathroom with w.c., a utility room and an internal door to the garage.

On the first floor is the bright living space comprising of a dining area, living area and large open plan kitchen which is fully equipped. There is a pantry, a w.c. and it is possible to enter the chalet at the side of the chalet by the kitchen. On this level is a wood burner which perfectly heats the living space, there is also electric underfloor heating on the first two floors

On the second floor are 3 double bedrooms, one of which is currently being used as an office, it has a mezzanine area which is great for storage. There is a family bathroom on this floor which is large, it would be possible to divide this bathroom into two if you wanted to add a bathroom.

The mezzanine on this floor creates a perfect second living area for kids.

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2280.00 and 3102.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent.

Bedrooms :4

Bathrooms :2

Surface area (m2) :127.00

4 double bedrooms

Wood burning stove

Price :950 000€

PRESENTATION OF THE PROPERTY

Price :950 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :South, South West

Non meublé

Year of construction :2011

Type of heating :Electric underfloor heating and radiators

Type of drainage :Main drains

Type of roof :Tiles

PARTS

Number of main parts :5

Bedrooms :4

Bathrooms :2

Bath (s) :1

Shower(s) :2

WC dans salle de bain(s) :3

Private WC :1

Number floors are :3

NEARBY ACTIVITIES

Cinema

Nightclub

Fishing

Golf

Sites / heritage

Hiking

Mountaineering

paragliding

Rafting

Horse riding

Cycling

Sail

Rink

Ski

Bathing

Tennis

Recreation Park



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