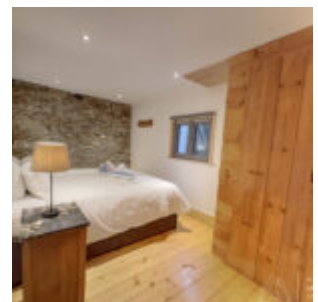
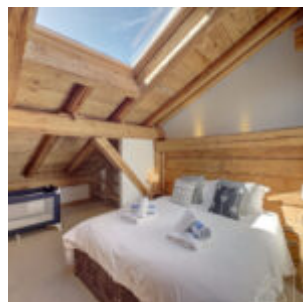
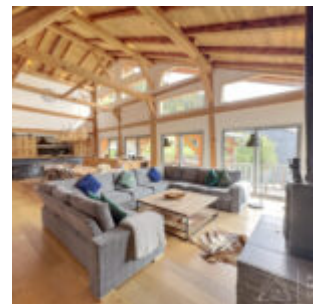
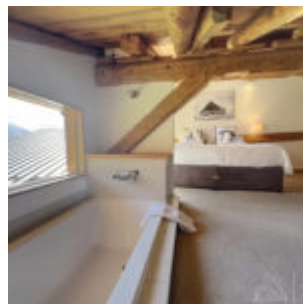
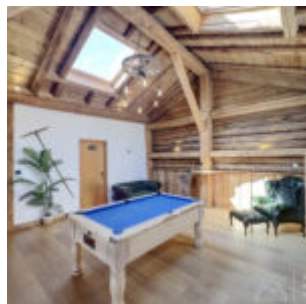
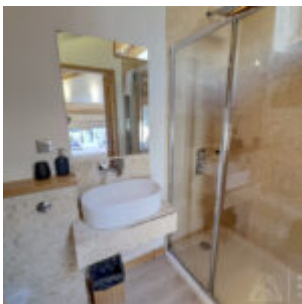
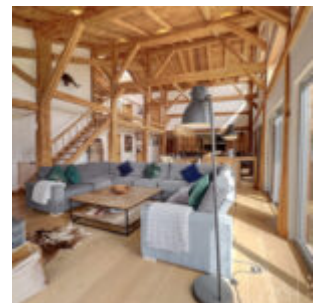
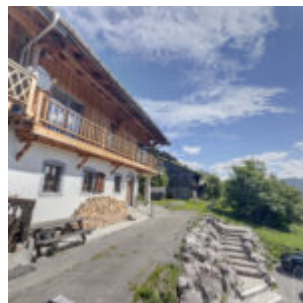
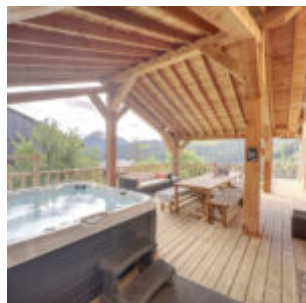
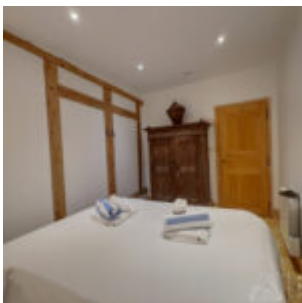
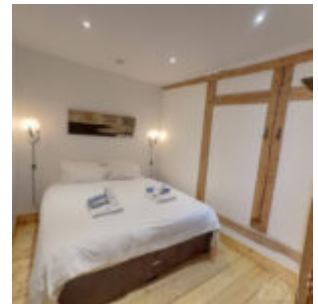
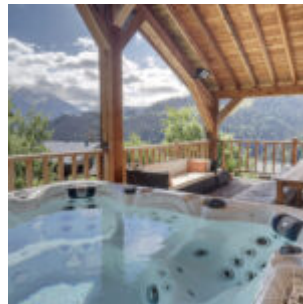
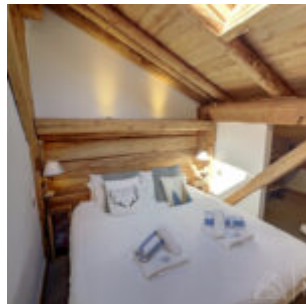
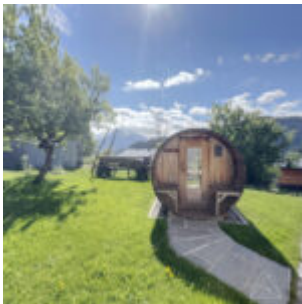


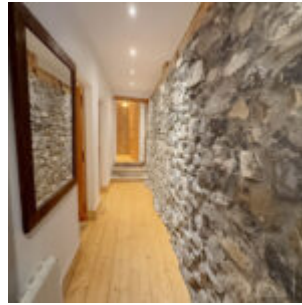
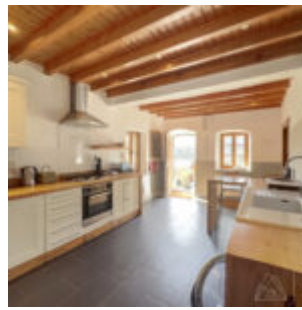


AGENCE
MY HOME
in the Alps

Chalet Belle Chéry

Price : 1 725 000€





Set in a peaceful location in La Côte-d'Arbroz, just a few minutes from Morzine and Les Gets, this authentic Savoyard farmhouse dating from 1817 offers more than 424 m² of total space and an impressive accommodation capacity with 10 bedrooms.

Fully renovated, the property has retained the charm and character of traditional Alpine architecture while providing all the comforts required for modern living. Generous volumes, exposed stone and timber, and the original-style roof structure create a particularly warm and welcoming atmosphere.

The main residence is centred around an impressive open-plan living space with a cathedral ceiling and exposed beams, complemented by a spacious lounge with wood-burning stove, a generous dining area designed for entertaining, and a fully equipped kitchen.

The sleeping accommodation includes five large bedrooms, each with its own private bathroom, as well as a cinema room with additional sleeping space.

Designed to be enjoyed throughout the seasons, the property also features a large covered terrace with outdoor dining and lounge areas, together with a hot tub and sauna. A private garden overlooking the surrounding mountains completes the outdoor space.

The farmhouse also benefits from a range of practical facilities, including a ski room, utility room, two cellars and several parking spaces.

Two Independent Living Spaces

One of the property's key advantages is the additional independent accommodation.

A separate apartment offers a comfortable living area with fireplace, a fully equipped kitchen,

three spacious bedrooms, and a shower room with WC. This provides an ideal space for family and friends while also offering the possibility of separate rental accommodation.

A further one-bedroom apartment completes the property and could be used for staff accommodation, guests or as an additional independent living space.

Set on a 807 m² plot, the property enjoys a south-east facing aspect and attractive views towards the surrounding mountains.

Its layout and substantial accommodation capacity also provide excellent potential for seasonal rental use, while remaining equally well suited to a large family residence or Alpine holiday home.

The location provides easy access to everything the valley has to offer. Morzine and Les Gets are approximately 10 minutes away by car, while ski slopes and numerous hiking trails are within easy reach. Montrond Lake and the picturesque village of Les Lindarets are also easily accessible.

A rare Alpine property combining historic character, exceptional volumes, independent accommodation and strong rental potential in the heart of the Portes du Soleil.

Fees to be paid by the seller. Energy class E, Climate class C Estimated amount of annual energy expenditure for standard use: between 9410.00 € and 12800.00 € 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. This property is offered to you by a commercial agent (Sole proprietorship).

Bedrooms :10
Surface area (m2) :375.26
Land area (m2) :807
Price :1 725 000€

PRESENTATION OF THE PROPERTY

Price :1 725 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Meublé
Year of construction :1817
Type of heating :Chauffage au individuel électrique

PARTS

Number of main parts :13
Bedrooms :10
Shower(s) :7

MOVE

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