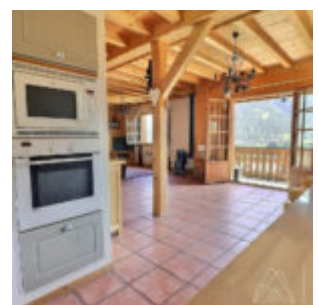
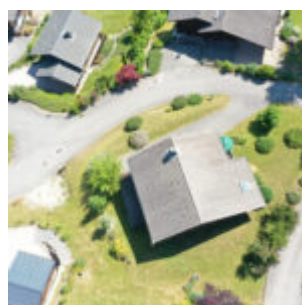
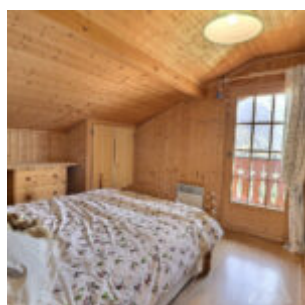
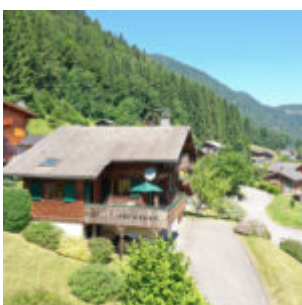
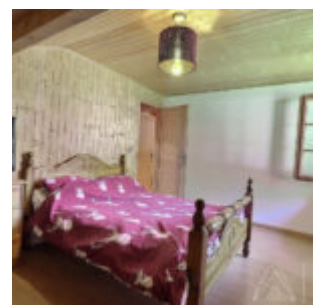
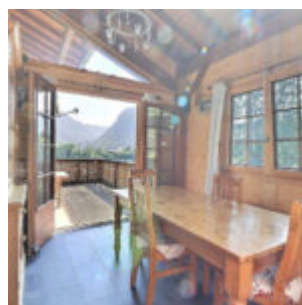
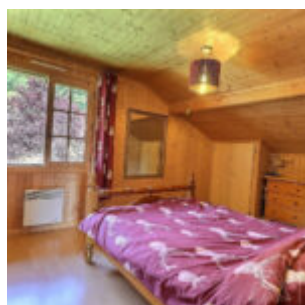
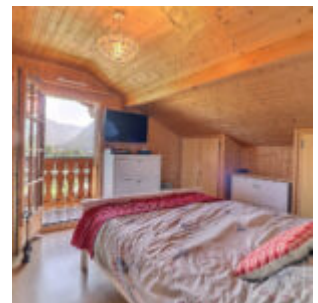
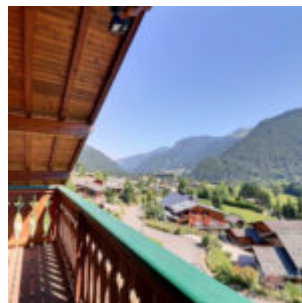
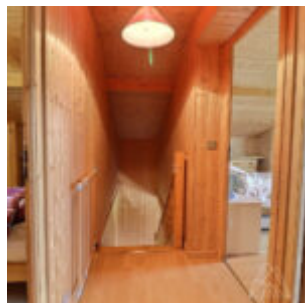
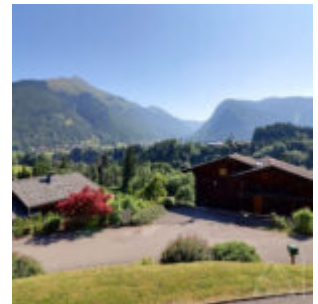
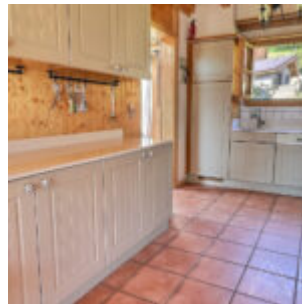


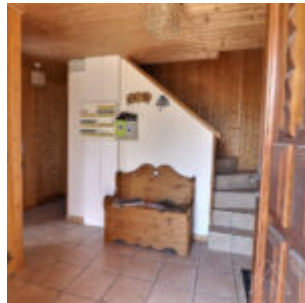
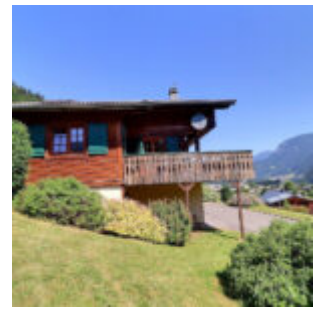
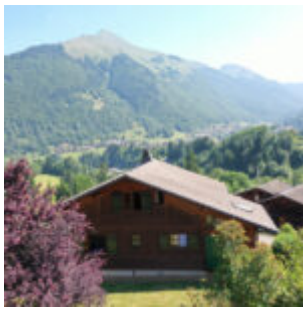


AGENCE
MY HOME
in the Alps

Les Lavandes

Price : 975 000€





Spacious Family Chalet in La Côte d'Arbroz – Near Morzine & Les Gets

This well-built, spacious chalet is located in the peaceful village of La Côte d'Arbroz, just above Essert Romand. It's ideally situated—less than 10 minutes by car to Morzine, 15 minutes to Les Gets, and close to the Col d'Encrenaz, offering quieter access to the pistes during the ski season.

Originally constructed in the early 2000s to a high standard, the chalet sits on a generous plot with a south-facing garden and an east-facing terrace. It's currently a much-loved family second home and is equally suited to being a full-time residence or a second home.

Habitable surface area; 150,66m²

Total surface area: 194,40m² (including the garage and areas just under 1.8m high)

The ground floor has a spacious entrance hall, a versatile second living room with a bedroom and bathroom, and a double-height garage—perfect for storing skis, bikes, or converting into additional living space. There's also a large laundry and utility room. This lower level has potential to be transformed into a separate apartment, games room, cinema room, home office or kept as it is to have the maximum number of bedrooms.

On the first floor, the main living area is bright and open with a wood-burning stove, modern kitchen (installed in 2023 with granite worktops), and a recently added sunroom that serves as a sunny dining room.

This level also includes a bedroom, a shower room, and a separate WC. Doors open onto a large east-facing balcony, perfect for enjoying morning sunshine and mountain views.

Underfloor electric heating runs throughout this level. Upstairs are three generously sized

bedrooms and a particularly large bathroom that could easily be divided into two to create an en-suite or additional family bathroom. The property is in excellent condition and ready to move into as it is. For those looking to make changes, there's also scope to make internal modifications.

The garden is divine with beautiful mature trees and beautiful plants. The terrace gets the morning and midday sun, it goes around to the back garden for the early afternoon.

Quietly located yet close to the action, this is a great opportunity to buy in one of the Portes du Soleil's most sought-after areas.

Including fees of 4.17% TTC to be paid by of the purchaser. Price excluding fees 936 000 €. Energy class E, Climate class C Estimated amount of annual energy expenditure for standard use: between 3600.00 € and 4940.00 € 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 :5
Bathrooms :3
Surface area (m2) :194.40
Price :975 000€

PRESENTATION OF THE PROPERTY

Price :975 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Exposure :Sud, Est
Meublé
Year of construction :2000
Type of heating :Chauffage au électrique

PARTS

Number of main parts :8
Bedrooms :5
Bathrooms :3

MOVE

Covered parking spots :1



AGENCE
MY HOME
in the Alps

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