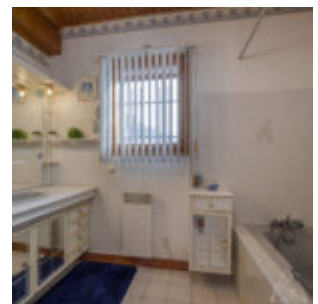
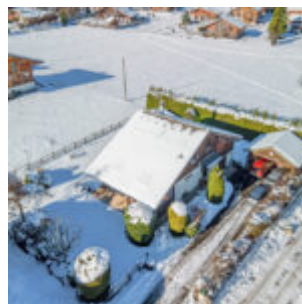
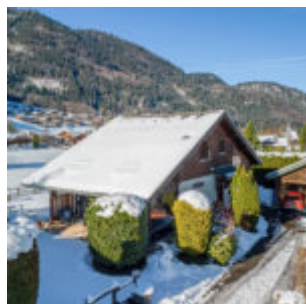
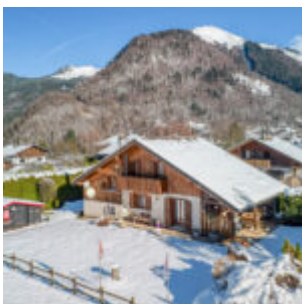
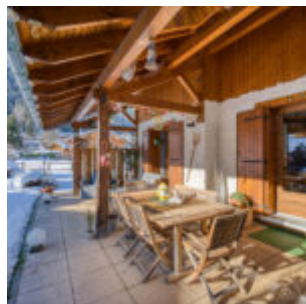
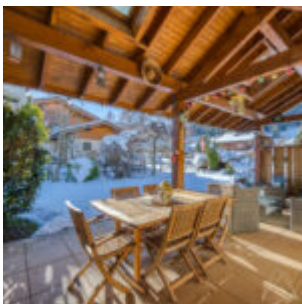
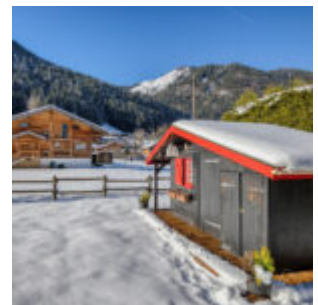
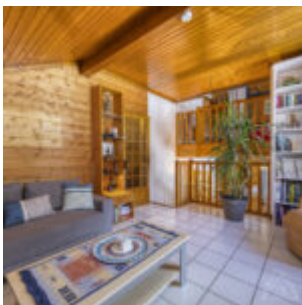
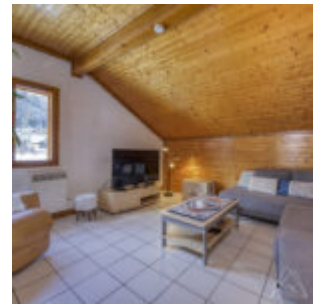
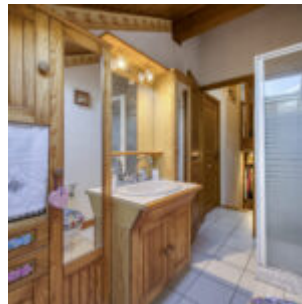
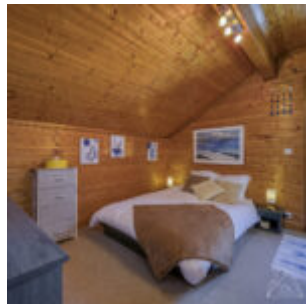
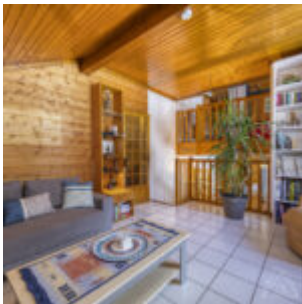


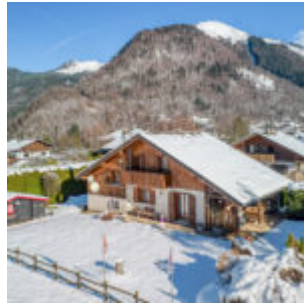
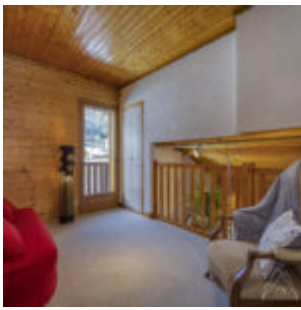


AGENCE  
MY HOME  
in the Alps

# Les Petits Loups

Price : 649 000€





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Tucked away at the end of a quiet cul-de-sac in a peaceful and green setting, this charming property offers approximately 115 sqm of living space and enjoys a prime location just a few minutes from Morzine and the Pléney gondola.

Built in 1994, the house features generous volumes, a split-level layout, and a lovely landscaped plot of 830 sqm, complete with a traditional mazot.

On the ground floor, an inviting entrance with built-in storage leads to a bright and spacious living area of around 40 sqm, along with a separate WC. The first split level offers a second lounge area open to the main living space, a study, and a shower room with WC. The upper level comprises three bedrooms, two of which benefit from built-in wardrobes, as well as a family bathroom.

A large 33 sqm garage and a carport complete the property.

Comfort is ensured by underfloor heating and radiators, complemented by a wood-burning stove that adds warmth and character.

Bright, functional, and well laid out, this property offers an ideal living environment, whether as a main residence or a mountain holiday home.

For further information or to arrange a viewing, please do not hesitate to contact me.

Agency fees payable by the seller. Energy rating: E - Climate rating: C. Estimated annual energy costs for standard use: between €3,606 and €4,879 (based on 2021, 2022 and 2023 figures, including subscriptions). Information on potential risks related to this property is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr).

Fees to be paid by the seller. Property with excessive energy consumption : Energy class F, Climate class C. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

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Bedrooms :3

Bathrooms :2

Surface area (m2) :118.69

Land area (m2) :830

Price :649 000€

## PRESENTATION OF THE PROPERTY

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Price :649 000

Charges mensuelles :0.00

Situation :Essert-Romand

Exposure :Sud, Ouest

Year of construction :1994

Type of heating :Chauffage au individuel sol

## PARTS

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Number of main parts :4

Beadrooms :3

Bathrooms :2

WC in bathroom(s) :2

## MOVE

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Covered parking spots :1

Parking spaces :2

### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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