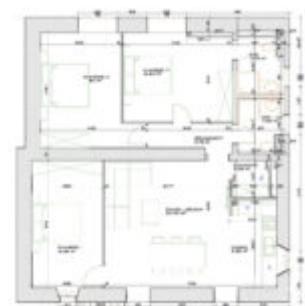
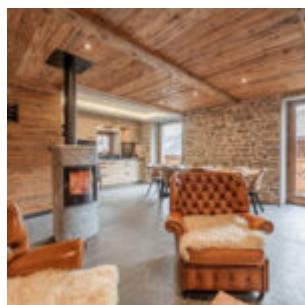


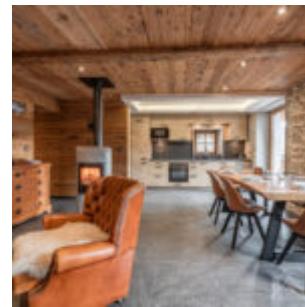
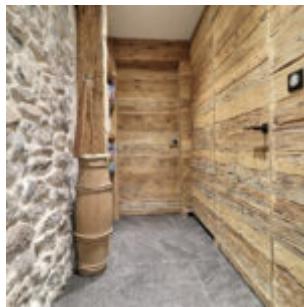


AGENCE  
MY HOME  
in the Alps

# Luxury apartment and barn renovation

Price : 1 050 000€





An absolutely remarkable project in the highly sought-after area of Route de Granges in Montriond.

This is a semi-detached farmhouse dating back to the late 1800s, recently renovated with great care.

The ground floor houses a beautifully finished apartment with high-quality features. It offers 89.15 m<sup>2</sup> of living space, including three spacious bedrooms, two bathrooms, and an open-plan living area with a kitchen corner, pantry, dining area, and lounge with a wood-burning stove.

Upstairs lies the most exciting part of the project: a barn ready for conversion, where the most technical and costly work has already been done. A 30 cm concrete floor has been poured between the two levels, with the possibility of adding another floor on the mezzanine.

Doors and windows (triple-glazed with old wood frames, sliding, and high-quality) have been installed. Insulation is already in place, ensuring excellent energy performance once the work is completed. All that remains is to divide the space and choose your finishes.

The views from the barn are panoramic. The loggia enjoys sunlight from late morning until well into the evening.

Once the upper floor is completed, you'll have a property with 3 to 4 bedrooms upstairs, along with a ground-floor apartment that can be used either for rental or personal use—adaptable to your needs.

Two parking spaces are accessible via a heated ramp, eliminating the need for snow clearing. A small garden and two cellars are also included, ideal for storing bikes, tools, or creating a wine cellar.

Contact us for more information.

Including fees of 5.26% TTC to be paid by the purchaser. Price excluding fees 997 500 €. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 840.00 and 1200.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

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Bedrooms :3

Bathrooms :2

Surface area (m<sup>2</sup>) :249.00

Price :1 050 000€

## **PRESENTATION OF THE PROPERTY**

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Price :1 050 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Sud, Ouest

Meublé

## **PARTS**

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Number of main parts :5

Bedrooms :3

Bathrooms :2

## **MOVE**

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Parking spaces :2

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**MY HOME IN THE ALPS**



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