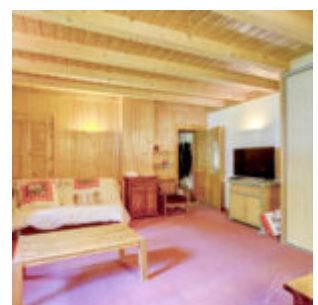
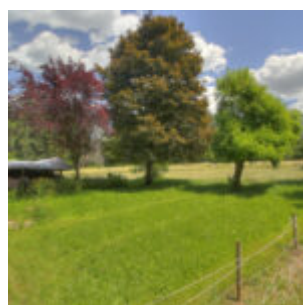
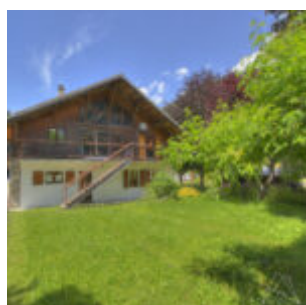
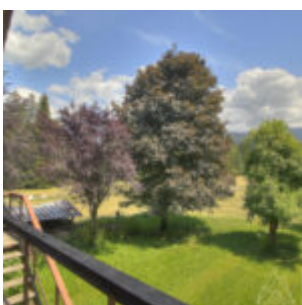
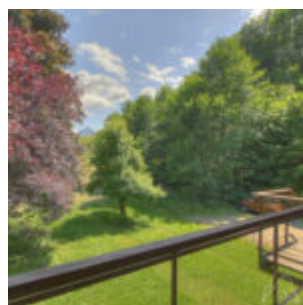
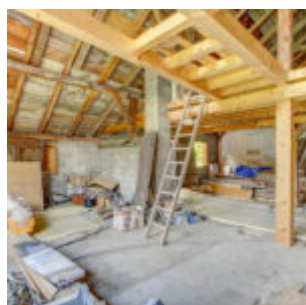
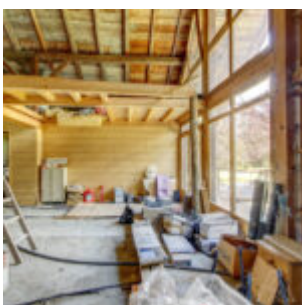
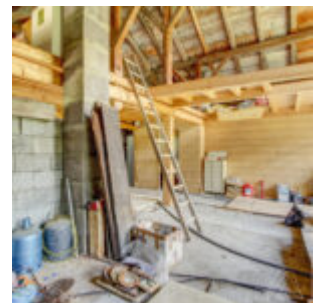
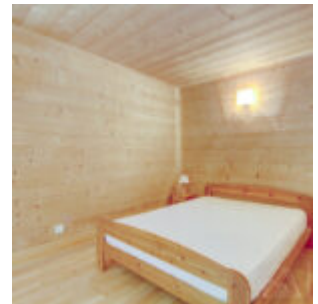
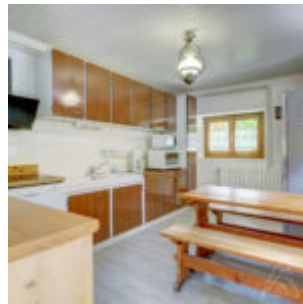
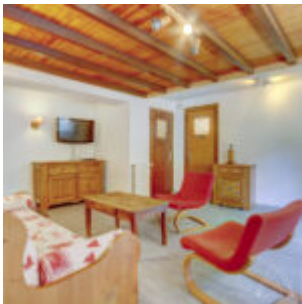


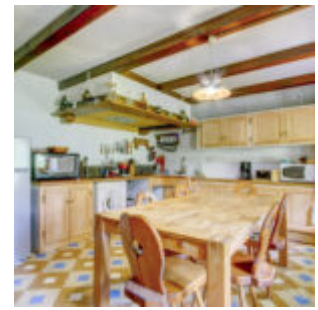
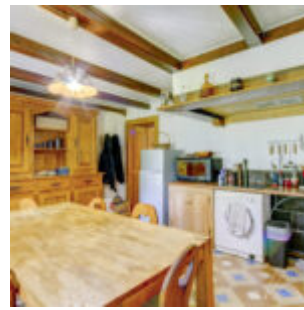
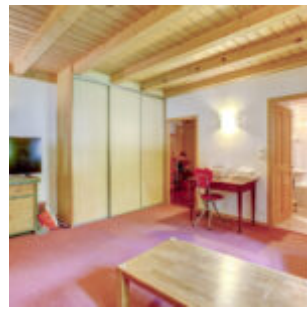


AGENCE  
MY HOME  
in the Alps

# Maison la Plagnette

Price : 1 100 000€





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## Traditional Farmhouse for Renovation in Montriond – Exceptional Development Potential

Located in the charming hamlet of La Plagnette in Montriond, this character farmhouse presents a rare opportunity for buyers seeking an authentic renovation project in a beautiful Alpine setting.

Set on approximately 1,541 sqm of land, the property currently comprises two self-contained apartments, each with its own private entrance.

The first apartment includes a kitchen, living area, one bedroom and a bathroom. The second apartment also comprises a kitchen, living room, one bedroom and a bathroom. While both apartments are currently usable, they require updating and renovation throughout.

On the first floor, the property benefits from a substantial double-height barn, offering impressive volumes and outstanding conversion potential. This space provides a blank canvas for a wide range of projects, whether creating a large family home, additional accommodation, or a bespoke Alpine residence, subject to the necessary permissions.

Outside, the property enjoys a large, level garden with beautiful mountain views and plenty of space to enjoy the surrounding countryside. A separate double garage is included, along with additional off-road parking for up to three vehicles.

This is a complete renovation project offering enormous potential to create a truly special property in one of the most sought-after areas of the valley.

### Key Features

Sought-after location in the hamlet of La Plagnette, Montriond  
Approximately 1,541 sqm of land  
Two independent apartments with separate entrances  
Large double-height barn with exceptional conversion potential  
Full renovation project  
Existing apartments require modernisation and

updatingLarge, level gardenSeparate double garageAdditional parking for up to three carsBeautiful mountain viewsJust a few minutes' drive from Morzine and the Portes du Soleil ski areaA fantastic opportunity to transform an authentic Alpine farmhouse into a unique home while adding significant value through renovation and redevelopment.

Fees to be paid by the seller. Property with excessive energy consumption : Energy class G, Climate class G Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2980.00 and 4080.00 €. 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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Beadrooms :2

Bathrooms :2

Surface area (m2) :150.00

Land area (m2) :1541

Price :1 100 000€

## PRESENTATION OF THE PROPERTY

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Price :1 100 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Sud

Year of construction :1806

Type of heating :Chauffage au fuel

## PARTS

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Number of main parts :8

Beadrooms :2

Bathrooms :2

WC in bathroom(s) :2

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### MY HOME IN THE ALPS

315 rue du bourg,

74110 Morzine

Tél. : +33 (0) 9 54 76 22 30



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