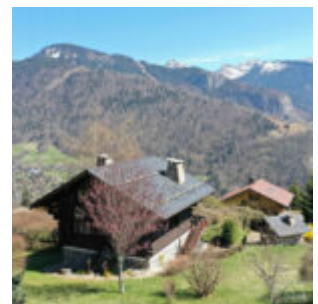
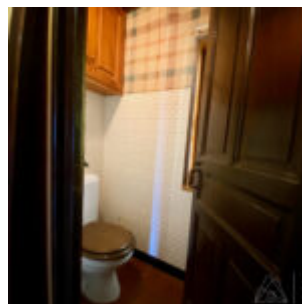
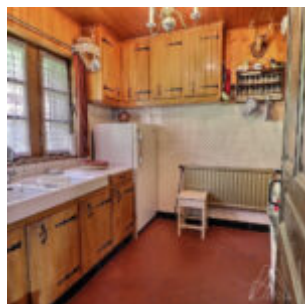
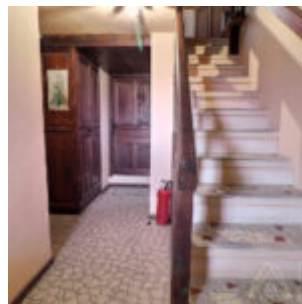
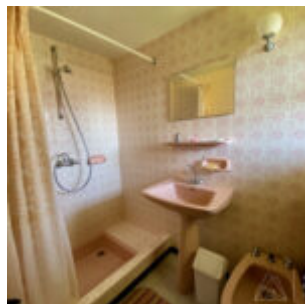
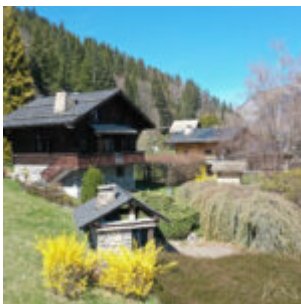
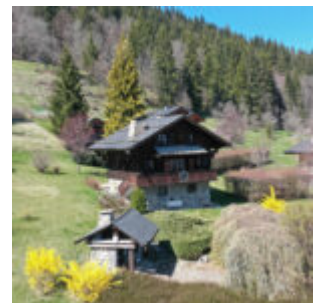
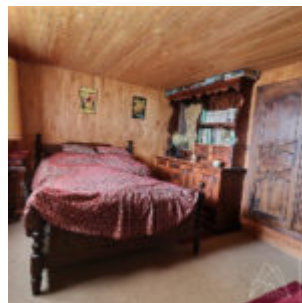
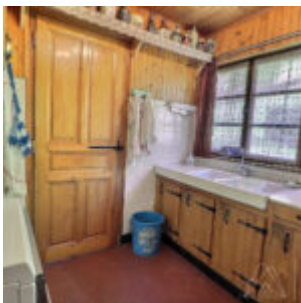
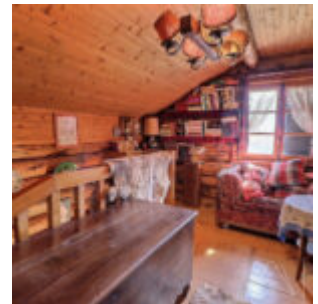
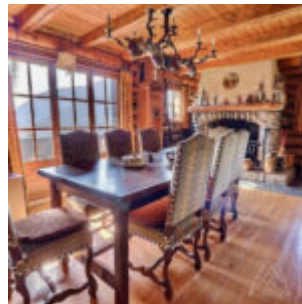
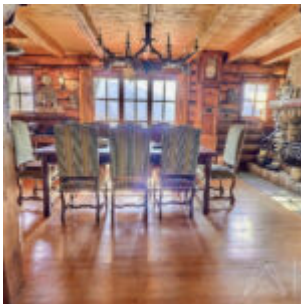


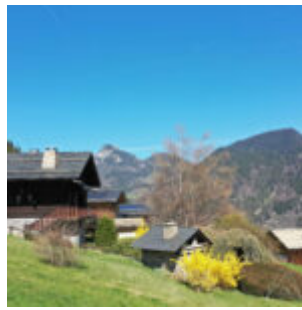
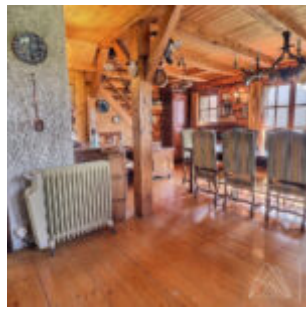
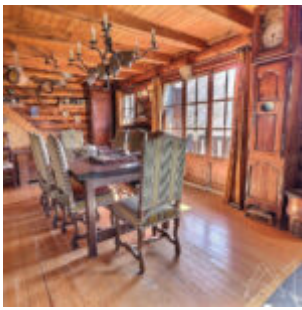


AGENCE
MY HOME
in the Alps

Rustic chalet with a sublime view

Price : 535 000€





This rustic chalet is situated on the most beautiful site in the heights of Seytroux.

On a plot of 2110m² the possibilities are endless. There are panoramic views and sun all day long. It is paradise! The exterior space is unique in the area as it is large, relatively flat and easy to build on. The front of the chalet has previously been terraced and provides parking for 2-3 cars.

The garden is a mountain dream with its own slate roofed BBQ area and a brilliant area for hide and seek with the kids.

It is a madrier chalet, which means it has a natural insulation system, mainly due to the thick wooden walls. The upper part of the chalet has thick interlocking wooden walls and the ground floor is concrete. This helps to keep the chalet warm in winter and cool in summer.

The layout of the chalet is as follows:

- Off Road Parking - The entrance is on the ground floor, there is a w.c. and entrance hall leading into the living room where there is a large dining table, a large fireplace and a separate kitchen. It leads out onto a sunny balcony and from there to the garden.
- Upstairs there is a mezzanine area, 2 double bedrooms, a bathroom and a separate w.c. Access to the ground floor is via the kitchen or a separate entrance. There is an en-suite bedroom and a large basement with laundry area.

This is a fabulous opportunity for those looking for a mountain retreat or a home to put their own stamp on.

If views and sunshine are high on your list of priorities then this is an opportunity you won't want to miss!

The chalet is just a 10-15 minute drive from Morzine, 20-25 minutes from Thonon Les Bains and a few minutes from the nearest ski slopes in St Jean d'Aulps.

Contact us now for a viewing

Energy class F, Climate class C Property with excessive energy consumption. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023:

between 3870.00 and 5620.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Surface area (m2) :117.80

Land area (m2) :2110

Price :535 000€

PRESENTATION OF THE PROPERTY

Price :535 000

Charges mensuelles :0.00

Situation :Seytroux

Exposure :Sud, Ouest

Meublé

Year of construction :1966

Type of heating :Chauffage au individuel électrique

PARTS

Number of main parts :6

MY HOME IN THE ALPS



AGENCE
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in the Alps

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30