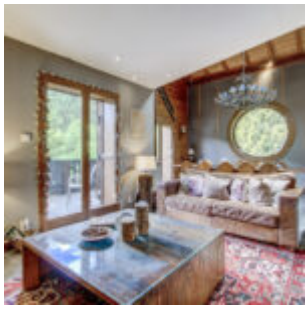
AGENCE
MY HOME
in the Alps

Chalet La Côte

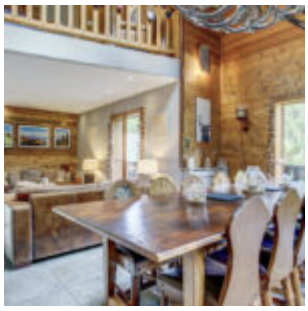
Price : 1 180 000€





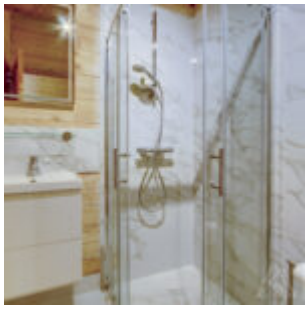
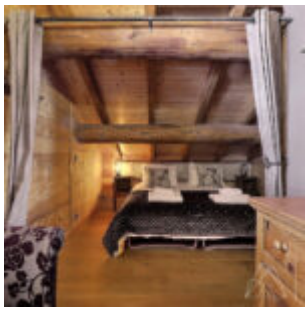


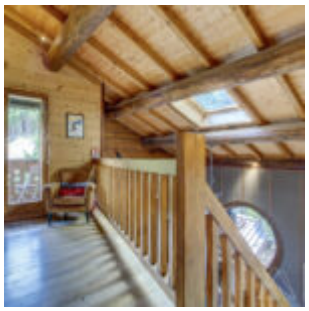




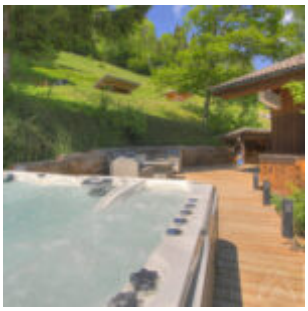


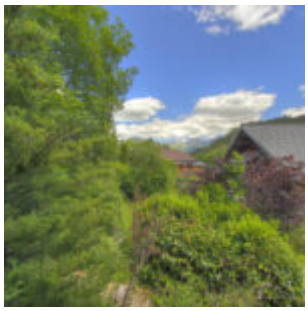
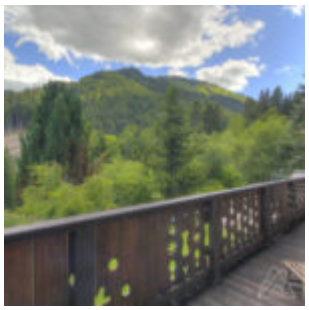


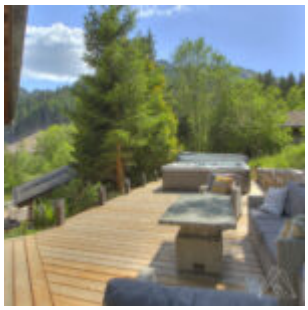












Stunning chalet nestled in the highly sought-after area of La Côte d'Arbroz, just a 10–15 minute drive from Morzine and only 5 minutes from the Col d'Encrenaz, providing direct access to the slopes of Les Gets as well as exceptional ski touring, trail running, and biking at the Col de Ratti.

This superb property offers both lifestyle and investment appeal. The main chalet, arranged over the first and second floors, features 5 bedrooms and enjoys excellent weekly rental returns. On the ground floor, a separate 2–3 bedroom apartment provides flexible accommodation — ideal for additional rental income or as a private owner's pied-à-terre.

The chalet sits on a beautifully private and sunny 2,011 m² plot. In front of the apartment is a flat, south-west-facing garden, alongside a newly built south-west-facing terrace complete with an impressive oversized jacuzzi for guests. The surrounding garden offers generous outdoor space to relax and enjoy the alpine setting.

Layout:

Ground Floor:
Private entrance leading into a spacious open-plan living area with kitchen, 2 bedrooms, 2 bathrooms, 2 storage rooms, a hallway with a third bedroom/laundry room, and internal stairs leading up to the main chalet.

First Floor:
Also accessible externally, featuring an entrance with boot warmers, a separate semi-professional kitchen opening onto the terrace, and a warm, inviting living and dining area leading onto a vast south-facing balcony. 2 bedrooms, 1 bathroom, and a separate WC complete this level.

Second Floor:
3 en-suite bedrooms and a charming reading area.

Additionally, the property benefits from a double carport.

A truly beautiful chalet brimming with character and charm. In summer, it becomes a breathtaking alpine retreat — the perfect mountain escape year-round.
Fees to be paid by the seller. DPE E. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :7
Bathrooms :6
Surface area (m2) :255.00
Land area (m2) :2011
Price :1 180 000€

PRESENTATION OF THE PROPERTY

Price :1 180 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Exposure :Sud, Ouest
Meublé
Type of heating :Chauffage au individuel

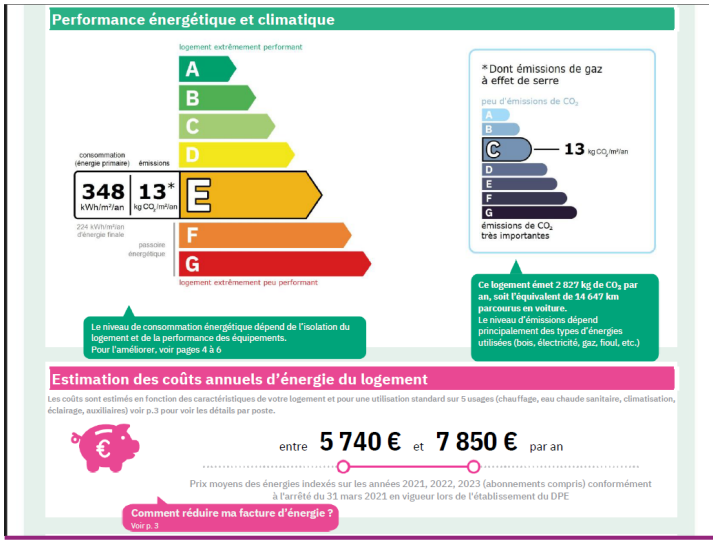
PARTS

Number of main parts :11
Beadrooms :7
Bathrooms :6
WC in bathroom(s) :8
Private WC :1

MOVE

Covered parking spots :2

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS

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