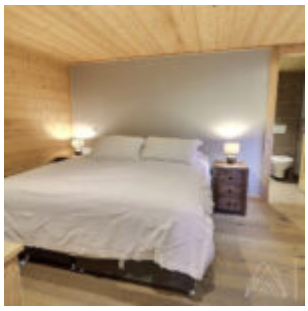
AGENCE
MY HOME
in the Alps

Les Domengets

Price : 1 185 000€

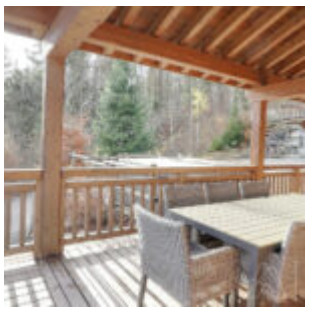


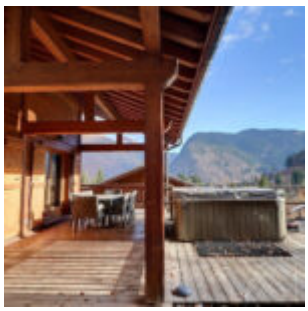





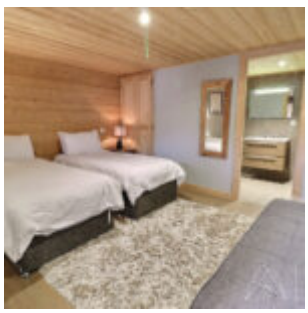


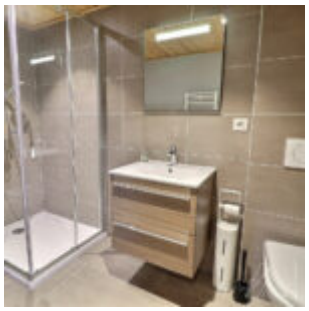













A beautifully presented five-bedroom chalet in the ever-popular La Côte d'Arbroz area, offering around 200 m² of space across three well-designed floors. Built in 2015, this property is as attractive on the outside as it is inside, and forms part of a small residential development of just six chalets.

There is generous parking both in front of and behind the property. The ground floor features an integrated garage with a laundry room to the rear, as well as a welcoming hallway leading to two comfortable ensuite bedrooms.

The main living space occupies the first floor and has been thoughtfully arranged to accommodate families and larger groups with ease. The kitchen is spacious, well equipped and naturally sociable, opening directly onto a sunny terrace that enjoys morning and midday light. From here, you can take in panoramic mountain views from the hot tub. This floor also includes a wood-burning stove and a separate W.C.

The top floor offers three further bedrooms, two of which share access to a balcony—one benefitting from its own ensuite. A large family bathroom completes this level. Throughout the chalet, details such as soft bedroom carpeting add to the overall comfort and warmth.

With its layout and location, the property works brilliantly as a primary residence, second home or rental investment. It is currently rented on a weekly basis and would be available for completion from April.

La Côte d'Arbroz is approximately a 10-minute drive from Morzine centre, the slopes and Les Gets. Montriond's lake is around 15 minutes away, while Thonon-les-Bains and its lakeside are just 30 minutes by car. Geneva Airport can be reached in roughly 1 hour 10 minutes, making the chalet perfectly placed for both short breaks and longer holidays.

We are genuinely fond of this chalet and would be delighted to show you around.
Fees to be paid by the seller. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 2490.00 € and 3430.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent (Sole proprietorship).

Beadrooms :5
Bathrooms :4
Surface area (m2) :185.00
Land area (m2) :612
Price :1 185 000€

PRESENTATION OF THE PROPERTY

Price :1 185 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Exposure :Sud, Est
Meublé
Year of construction :2015
Type of heating :Chauffage au électrique

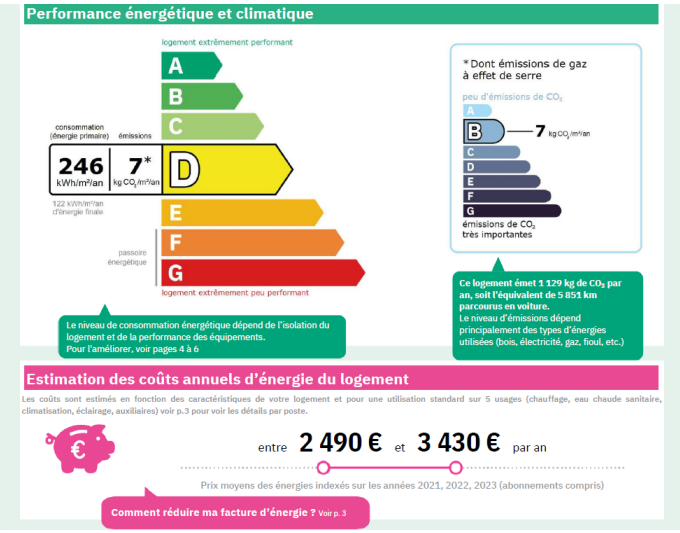
PARTS

Number of main parts :6
Beadrooms :5
Bathrooms :4

MOVE

Covered parking spots :1
Parking spaces :4

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS

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AGENCE
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