



AGENCE  
MY HOME  
in the Alps

# Large house divided in 3 apts Montriond

Price : 1 290 000€







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Rare for sale. Discover this large property divided into 3 apartments, in the center of the village. Whether for a primary residence, a vacation home or a rental investment, it offers great potential and an ideal location. This very popular and central area guarantees you calm, sunshine, proximity to shops and will facilitate access to the Portes du Soleil ski areas.

With a living area of approximately 400m<sup>2</sup> in total, you will be able to greatly develop this exceptional potential or take advantage of its existing layout, its 3 accommodations allowing immediate rental income.

The house is made up of:

- in the basement: a double cellar
- on the ground floor: a technical room, a boiler room, a T3/4 apartment, a large T4/5 duplex apartment
- On the 1st floor with access from the street side: a workshop, a beautiful attic duplex apartment with wood stove and 3 bedrooms with mezzanine.

In the annex, parking lots and an old garage/barn to renovate which allows you to imagine a future large garage, a plot of detachable building land constitutes part of the garden and a real asset to this property.

This beautiful house dating from 1879 has many advantages that will undoubtedly appeal to you. Don't miss this unique opportunity to own a part of heritage in the heart of Montriond with multiple possibilities. let your imagination run wild...

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 1900.00 and 2630.00 €. 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 :9

Bathrooms :4  
Surface area (m2) :304m2 Habitable 409m2 in total  
Land area (m2) :1446  
Plein centre du village  
Revenus locatifs immédiats  
Price :1 290 000€

## PRESENTATION OF THE PROPERTY

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Price :1 290 000  
Property tax :563  
Charges mensuelles :0.00  
Situation :Montriond  
Exposure :Sud, Ouest  
Non meublé  
Year of construction :1879  
Type of heating :Chauffage individuel sol Chaudière garnulés neuve  
Type of drainage :Main drainage  
Type of roof :Slates  
Large cave  
Workshop  
Technical cellar

## EXTERIOR

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Large flat and sunny garden with a possibility to detached a constructible plot of land  
Plot of land with parkings and an old garage

## PARTS

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Number of main parts :14  
Bedrooms :9  
Bathrooms :4

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