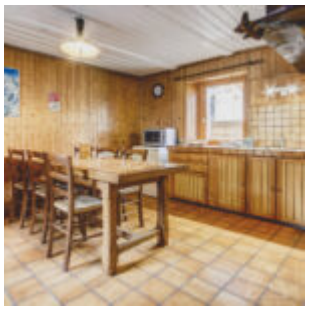
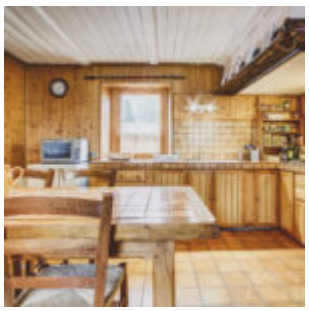
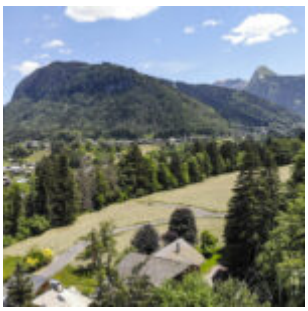
AGENCE
MY HOME
in the Alps

Maison la Plagnette

Price : 450 000€

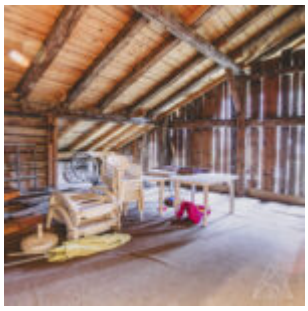


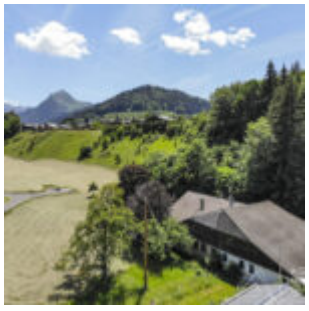


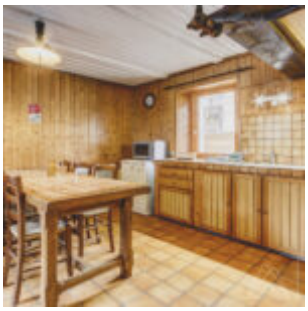
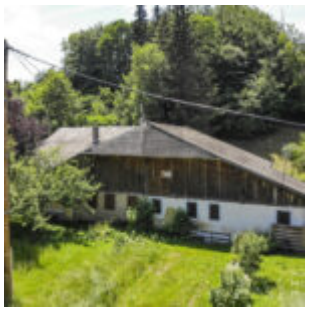


















Located in the sought-after hamlet of Les Plagnettes in Montriond, this traditional semi-detached farmhouse offers a rare opportunity to create a character property in a desirable areas of the Portes du Soleil.

Set within a peaceful and natural environment, the property enjoys an excellent location just a few minutes' drive from the centre of Morzine. The village can also be reached on foot in approximately 15 minutes via the scenic riverside path that follows the Dranse.

The property currently offers around 100 sqm of habitable space on the ground floor, providing an excellent foundation for a renovation project. Above, a spacious barn of approximately 100 sqm offers significant development potential, allowing a future owner to substantially increase the living accommodation. Whether creating additional bedrooms, a spectacular open-plan living area with exposed beams, or a bespoke alpine home, the possibilities are extensive.

Set on flat and open grounds, the property benefits from a tranquil countryside setting while remaining close to shops, restaurants, ski lifts and year-round outdoor activities.

This is a fantastic opportunity for buyers looking to restore an authentic Alpine farmhouse and create a unique home tailored to their own tastes and requirements.

At a Glance
Peaceful location in the highly desirable Les Plagnettes area of MontriondJust a few minutes' drive from Morzine centreApproximately 15 minutes' walk to Morzine via the riverside pathTraditional farmhouse full of charm and characterAround 100 sqm of existing living spaceAdditional barn space of approximately 100 sqm to renovateOpportunity to significantly increase the habitable areaFlat and usable landEasy year-round access and parkingIdeal renovation project for a primary residence, holiday home or investment propertyA rare chance to acquire and transform an authentic Alpine farmhouse in a highly sought-after location.
Property with excessive energy consumption : Energy class F, Climate class C Estimated amount of annual energy expenditure for standard use: between 2790.00 € and 3810.00 € 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.

Beadrooms :3

Surface area (m2) :77.24
Land area (m2) :397
Price :450 000€

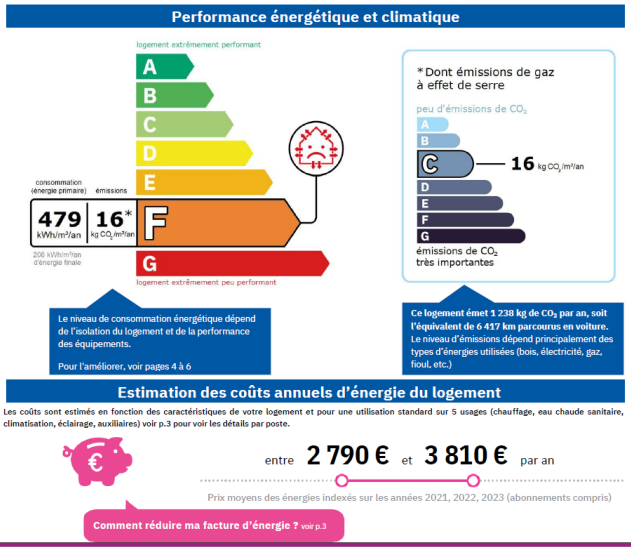
PRESENTATION OF THE PROPERTY

Price :450 000
Charges mensuelles :0.00
Situation :Montriond
Meublé

PARTS

Number of main parts :4
Beadrooms :3
Shower(s) :1
WC in bathroom(s) :1

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS

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

AGENCE
MY HOME
in the Alps