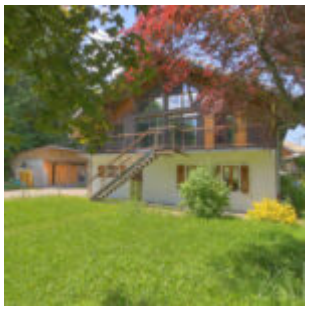
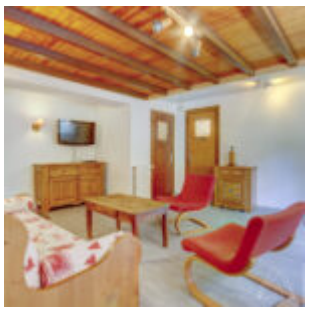
AGENCE
MY HOME
in the Alps

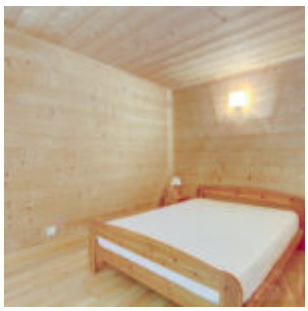
# Le P’tit Paradis – La Plagnette

Price : 990 000€

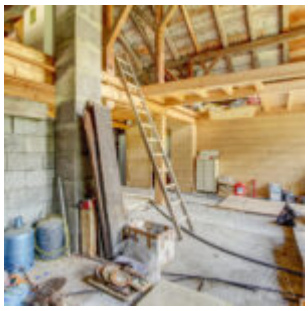
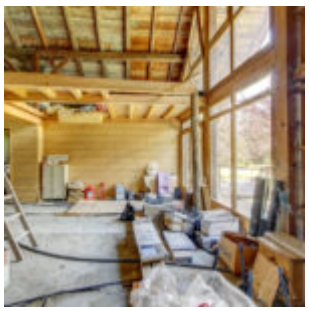


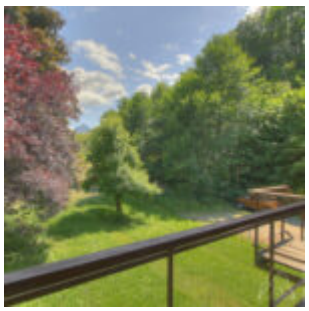


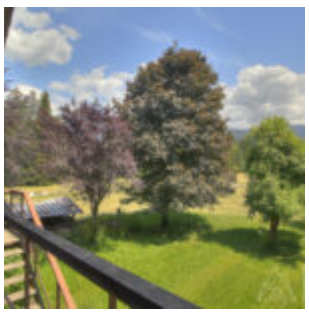




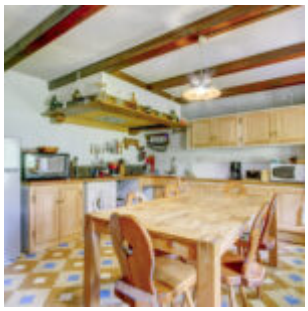


















Traditional Farmhouse for Renovation in Montriond – Exceptional Development Potential

Located in the charming hamlet of La Plagnette in Montriond, this character farmhouse presents a rare opportunity for buyers seeking an authentic renovation project in a beautiful Alpine setting.

Set on 1,541 sqm of land, the property currently comprises two self-contained apartments, each with its own private entrance.

The first apartment includes a kitchen, living area, one bedroom and a bathroom. The second apartment also comprises a kitchen, living room, one bedroom and a bathroom. While both apartments are currently usable, they require updating and renovation throughout.

On the first floor, the property benefits from a substantial double-height barn, offering impressive volumes and outstanding conversion potential. This space provides a blank canvas for a wide range of projects, whether creating a large family home, additional accommodation, or a bespoke Alpine residence, subject to the necessary permissions.
Outside, the property enjoys a large, level garden with beautiful mountain views and plenty of space to enjoy the surrounding countryside. A separate double garage is included, along with additional off-road parking for up to three vehicles.

This is a complete renovation project offering enormous potential to create a truly special property in one of the most sought-after areas of the valley.

Key Features
Sought-after location in the hamlet of La Plagnette, Montriond 1,541 sqm of landTwo independent apartments with separate entrancesLarge double-height barn with exceptional conversion

potentialFull renovation projectExisting apartments require modernisation and updatingLarge, level gardenSeparate double garageAdditional parking for up to five carsBeautiful mountain viewsJust a few minutes’ drive from Morzine and the Portes du Soleil ski areaA fantastic opportunity to transform an authentic Alpine farmhouse into a unique home while adding significant value through renovation and redevelopment.
Fees to be paid by the seller. Property with excessive energy consumption : Energy class G, Climate class G Estimated average amount of annual energy expenditure for standard use, based on the year’s energy prices 2021: between 2980.00 and 4080.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

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Beadrooms :2
Bathrooms :2
Surface area (m2) :320
Land area (m2) :1541
Barn to renovate
Several dwellings
Price :990 000€

## PRESENTATION OF THE PROPERTY

Price :990 000
Situation :Montriond
Exposure :Sud
Meublé
Year of construction :1806
Type of heating :Chauffage au fuel
Type of drainage :Mains drains
Type of roof :Tuiles

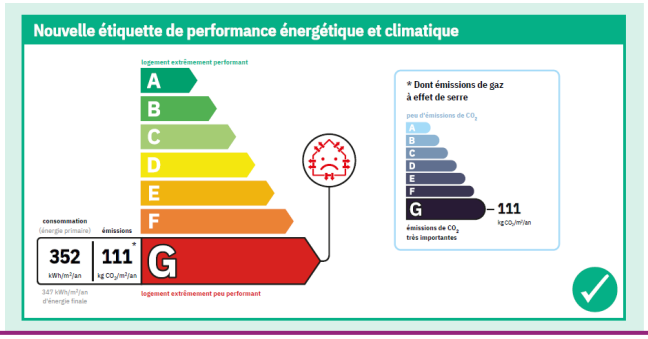
## PARTS

Number of main parts :8
Beadrooms :2
Bathrooms :2
WC in bathroom(s) :2

## MOVE

Covered parking spots :2
Parking spaces :5

## LES PERFORMANCES ÉNERGÉTIQUES

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