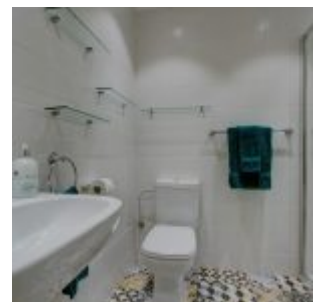
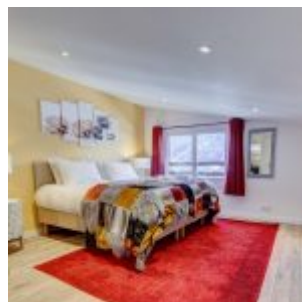




AGENCE  
MY HOME  
in the Alps

# L'élé, large garden apartment

Price : 895 000€





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This is large 4 bedroom apartment was totally renovated in 2018 2019 and is located in the most sought after area of Montriond in L'élé. It is the ground floor apartment and just 1 of 3 apartments in the residence. The garden and living areas are south orientated and benefits from plenty of sunshine all year round.

The entrance of this apartment is separate to the entrance of the other apartments in the building so it feels very private. There are boot warmers and storage in the large entrance and then you walk straight into the large and open plan kitchen and through into the dining room and living area with a fireplace. The views are lovely and it's a nice, quiet area.

There are 3 good sized bedrooms plus a cabine with no windows which is currently a bunk room. 2 double bedrooms share a family bathroom, there is a shower room and W.C for the cabine, and there is a master bedroom with an en-suite.

The apartment also has a large cave and garage. The garden is very sunny and large as well as being low maintenance with its wooden decking and artificial grass.

Thanks to its location, size and garden, it has a brilliant rental history. It is being sold fully furnished with the possibility to take over the existing bookings. It is a great option if you are looking for a property this winter.

Fees to be paid by the seller. In a condominium of 3 lots. No ongoing proceedings. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1850.00 and 2560.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

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Beadrooms :4

Bathrooms :3

Surface area (m2) :104

Price :895 000€

## **PRESENTATION OF THE PROPERTY**

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Price :895 000

Charges mensuelles :132.00

Situation :Montriond

Exposure :Sud

Meublé

## PARTS

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Number of main parts :5

Beadrooms :4

Bathrooms :3

WC dans salle de bain(s) :3

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### MY HOME IN THE ALPS



AGENCE  
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