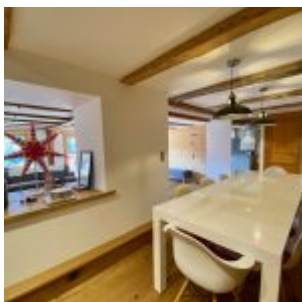
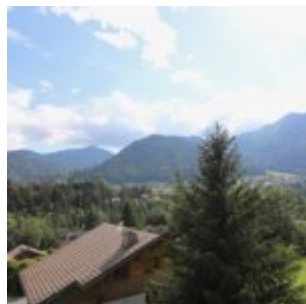


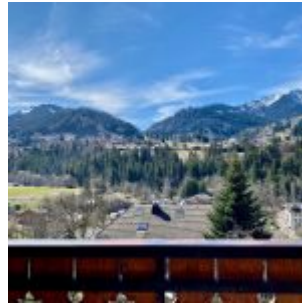


AGENCE
MY HOME
in the Alps

Gorgeous and homely chalet

Price : 1 420 000€





Homely, spacious and gorgeous semi detached chalet in an idyllic hamlet, the most enviable area of Montriond.

On the sunny hillside in a very peaceful area lies this 4 bedroom, 2 bathroom chalet of approx 240m² total surface area. It has a very large living dining room and semi open plan kitchen leading straight out onto the south west facing balcony where you get maximum sunshine all year round. There is now a bus at the end of the road which goes into Montriond and up to Ardent and Lake Montriond, making it even easier to get around and an even better area to invest in.

Outside the chalet is external parking. There is access onto the balcony and down into the garden from the parking, and the entrance to the chalet is on the ground floor. As you enter the chalet there is the boot room area with ski boot warmers, You can go through this area to the laundry room, storage area where there is plenty of storage space for bikes and all the sports equipment. There is a separate w.c. here too.

To the right of the boot room, on the same level is the kitchen which is semi open plan and fully equipped. It is a good size with a breakfast bar to sit at. French doors from the kitchen lead straight out onto the 30m² balcony which couldn't be better for BBQs and entertaining. The kitchen leads onto the large living area and then into the dining area.

Upstairs are currently 3 bedrooms, including one very large en suite with a walk in wardrobe, and a separate jack and jill bathroom. On this level is another balcony with stunning mountain views.

On the 2nd floor is the mezzanine where there is currently 1 bedroom and another space to create a 5th bedroom with a bathroom, or perhaps a play room for the kids.

Underneath in the basement of the chalet is a very large cave with 2 big hot water tanks.

The garden is a USP of this chalet, it is large, sunny, flat with panoramic views. It's the perfect size to kick a football around on or host evening dinner parties.

Rare on the market, this chalet offers a great opportunity to those looking to move to the area, or as a second home which has lots of storage space and practical features.

Beadrooms :4
Bathrooms :2
Surface area (m2) :240
Land area (m2) :410
Stunning mountain views
Peaceful area of Montriond
Price :1 420 000€

PRESENTATION OF THE PROPERTY

Price :1 420 000
Property tax :565
Charges mensuelles :0.00
Tax lodging :654
Situation :Montriond
Exposure :Sud, Ouest
Meublé
Type of heating :Electric underfloor heating and radiators
Type of drainage :Main drains
Type of roof :Slate

PARTS

Number of main parts :6
Beadrooms :4
Bathrooms :2
Number of double beds :4
WC dans salle de bain(s) :3
Private WC :1
Number floors are :3

MOVE

Parking spaces :2

EQUIPMENT

Lave-vaisselle
Réfrigérateur
Congélateur
Micro-ondes

NEARBY ACTIVITIES

Cinema
Nightclub
Fishing
Golf
Sites / heritage
Hiking
Mountaineering
paragliding
Rafting
Horse riding
Cycling
Sail
Rink
Ski
Tennis

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