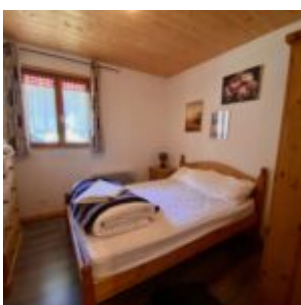
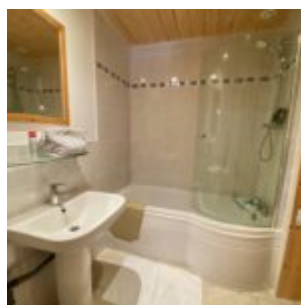
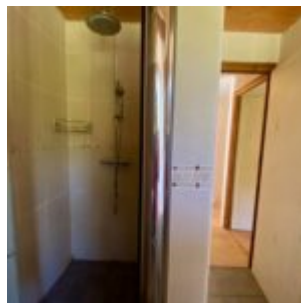
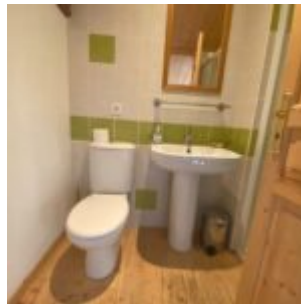




AGENCE  
MY HOME  
in the Alps

# Chalet divided into 3 apartments

Price : 960 000€





The chalet is nestled in a quiet area of Essert Romand very close to the restaurant, and a 5 minute drive to Morzine.

It is a brilliant investment opportunity to purchase of a chalet comprising 3 apartments that can be lived in or rented by the week, season or year.

On the first floor is the charming and characteristic T4 97.13m<sup>2</sup> habitable space, with an indoor/outdoor terrace, a large fitted kitchen, a living room with a wood-burning stove and a stone wall, 3 bedrooms and 2 bathrooms. This apartment is currently rented on a seasonal basis. With some refurbishment, it could be rented on a weekly basis.

There are two apartments on the 1st floor, both of which share a large entrance hall with space for skis and laundry storage. Both apartments have a similar layout, they are spacious with a double height in the living room and a mezzanine.

The apartment on the right is 63.33m<sup>2</sup> and has the following layout:

After entering the front door, there are 2 bedrooms and a bathroom on the living room level. The living room is large, with a double-height ceiling leading to the kitchen. Next to the kitchen is a balcony.

On the mezzanine level, there's another bedroom, a bathroom and an open-plan sleeping area with two single beds.

This apartment has a terrace outside the front door for alfresco dining.

The apartment on the left is 79.96m<sup>2</sup> and is composed as follows:

On entering the apartment, you'll find two double bedrooms and a bathroom before entering the large living area with a double-height ceiling. The living room is bright and spacious, leading to the dining room and kitchen where there is access to the balcony and the views are lovely. Up the stairs to the mezzanine, you'll find a triple bedroom, two single beds on the mezzanine and a bathroom. The hot water tank is also on this floor.

The apartments were renovated around 8 years ago.

There are a total of 9 bedrooms plus the 2 mezzanines where there are 4 single beds in total.

Outside, there's a large flat garden that can be landscaped. There is a cellar for storage and a carport.

Heating is provided by electric radiators, the windows are double-glazed, and the roof is tiled and in good condition.

Videos available on our youtube channel.

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3600.00 and 4930.00 €. This property is offered to you by a commercial agent.

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Bedrooms :9  
Bathrooms :6  
Surface area (m2) :261  
Grand potentiel locatif  
Grand jardin plat  
Price :960 000€

## **PRESENTATION OF THE PROPERTY**

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Price :960 000  
Charges mensuelles :0.00  
Situation :Essert-Romand  
Type of heating :Chauffage au électrique

## **PARTS**

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Number of main parts :12  
Bedrooms :9  
Bathrooms :6

## **MOVE**

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Parking spaces :3

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**MY HOME IN THE ALPS**



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