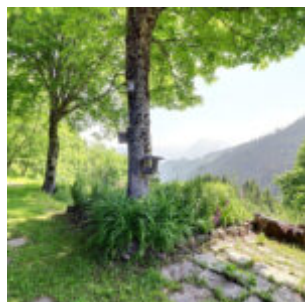
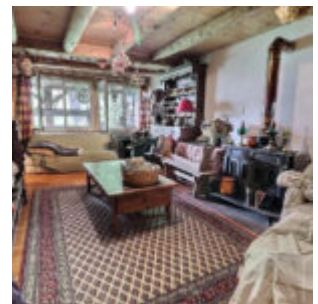
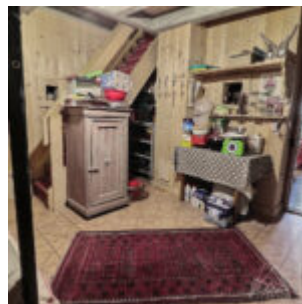
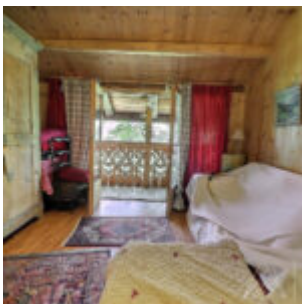
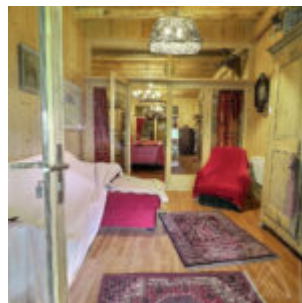
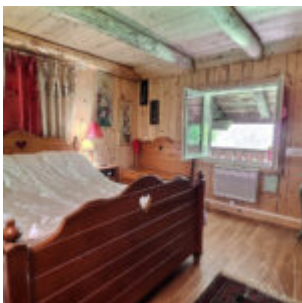
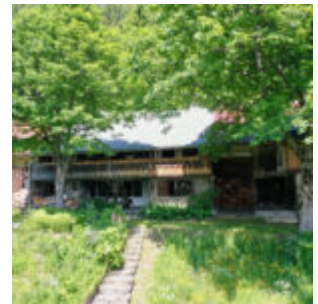
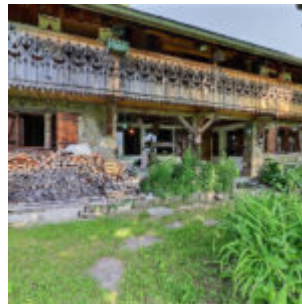
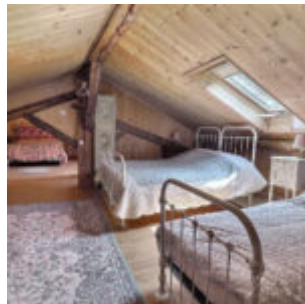
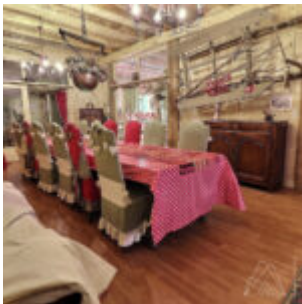


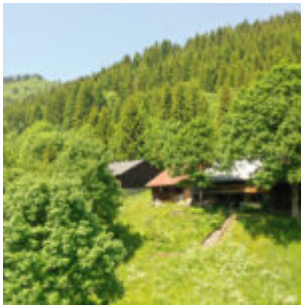


AGENCE
MY HOME
in the Alps

Le Bugne

Price : 590 000€





Charming Alpine Chalet in La Côte d'Arbroz - La Bugne

Tucked away in the idyllic hamlet of La Bugne, close to the Col d'Encrenaz and Mt Chéry ski access, this authentic Alpine chalet offers a peaceful mountain retreat immersed in nature. Ski enthusiasts will love the proximity to Les Gets, while hikers and ski tourers can explore the beautiful surrounding randonnées straight from the doorstep.

Habitable surface area: 244,43 m²
Plus 130.56m² surface area under 1.8m high

Property Overview:

This deceptively spacious maisonette-style chalet is the middle property in a group of three and exudes Alpine charm with its traditional alpage feel. Surrounded by untouched nature and completely private, the chalet benefits from its own water source, creating a truly self-sufficient mountain hideaway.

A standout feature is the covered terrace—a perfect spot to relax and take in the breathtaking panoramic views of the surrounding mountains.

Ground Floor;

Independent entrance. Fully-equipped kitchen leading into a flexible office/bedroom space. Multiple storage rooms. Comfortable living room with fireplace (requires sweeping and certification for use)

Spacious bathroom

First Floor;

Private entrance and internal access from below

Expansive open-plan kitchen and living room—ideal for entertaining 2 bedrooms

Generous bathroomAdditional living area (can double as a bedroom)

Garage with mezzanine storage

Top Floor:

Dormitory-style sleeping areaLarge bathroomAmple eaves storage

Utilities & Systems:

Water: Fed from a private source with a pump for pressure and two large tanks for hot waterHeating: Electric radiators throughoutSanitation: Septic tank (compliant with

regulations)Fireplace: Sweeping and certification required before useLocation Highlights:

Direct access to Col d'Encrenaz, ideal for skiing into Mt Chéry and Les GetsIncredible ski touring and hiking right from the propertyQuaint mountain restaurants nearbyJust 15 minutes to Morzine by carIf you're seeking a unique property that offers Alpine authenticity, unmatched tranquility, and flexible living or rental options, this chalet is a rare find.

Fees to be paid by the seller. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 5670.00 € and 7730.00 € 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.

Bedrooms :3
Bathrooms :2
Surface area (m2) :245.00
Price :590 000€

PRESENTATION OF THE PROPERTY

Price :590 000
Charges mensuelles :0.00
Situation :La Côte-d'Arbroz
Meublé
Year of construction :1800
Type of heating :Chauffage au électrique

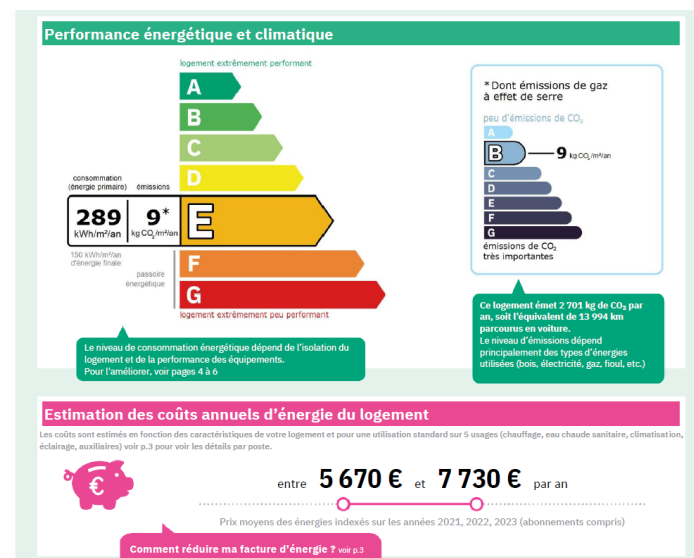
PARTS

Number of main parts :8
Bedrooms :3
Bathrooms :2

MOVE

Covered parking spots :1
Parking spaces :3

LES PERFORMANCES ÉNERGÉTIQUES



MY HOME IN THE ALPS



AGENCE
MY HOME
in the Alps

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