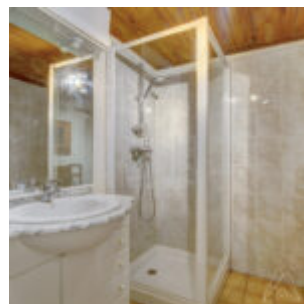
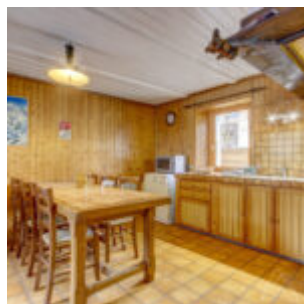
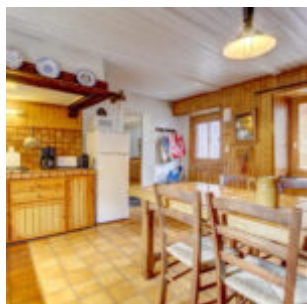
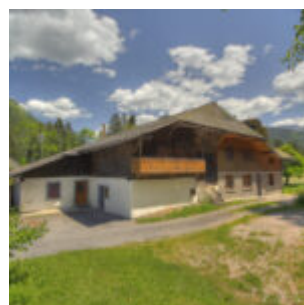
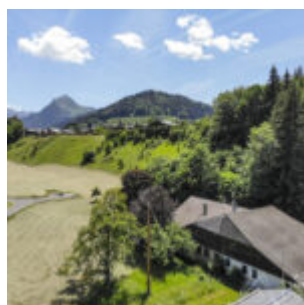
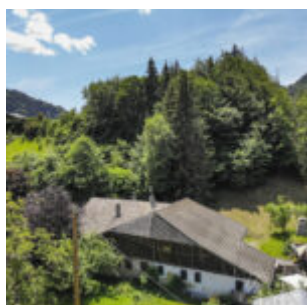
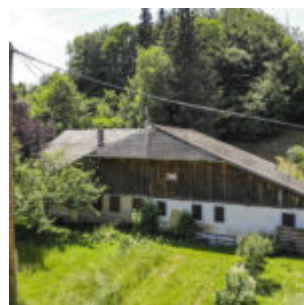
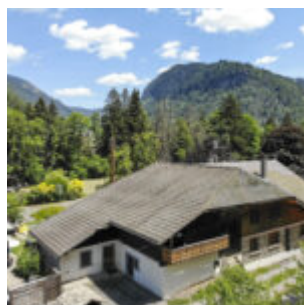
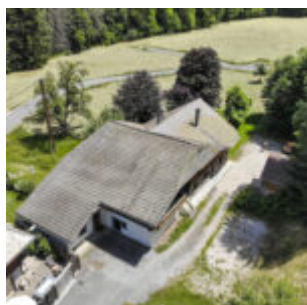
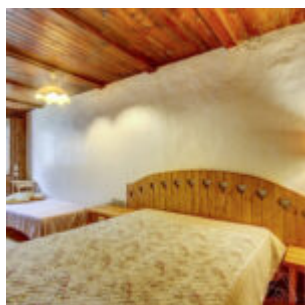
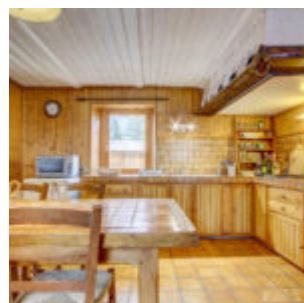
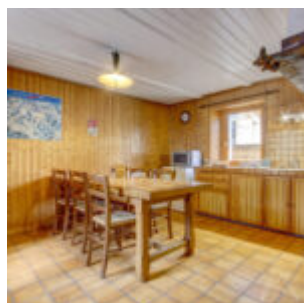
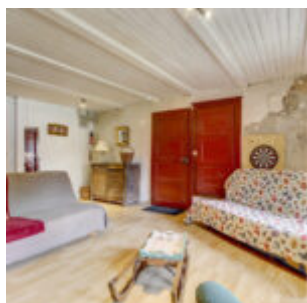
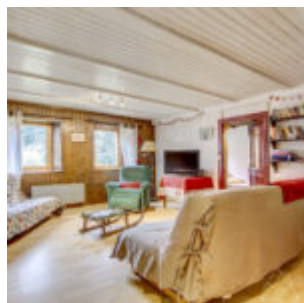


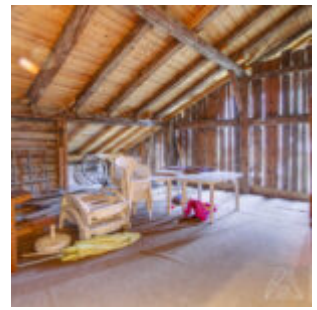


AGENCE
MY HOME
in the Alps

Maison la Plagnette

Price : 450 000€





Located in the sought-after hamlet of Les Plagnettes in Montriond, this traditional semi-detached farmhouse offers a rare opportunity to create a character property in a desirable areas of the Portes du Soleil.

Set within a peaceful and natural environment, the property enjoys an excellent location just a few minutes' drive from the centre of Morzine. The village can also be reached on foot in approximately 15 minutes via the scenic riverside path that follows the Dranse.

The property currently offers around 100 sqm of habitable space on the ground floor, providing an excellent foundation for a renovation project. Above, a spacious barn of approximately 100 sqm offers significant development potential, allowing a future owner to substantially increase the living accommodation. Whether creating additional bedrooms, a spectacular open-plan living area with exposed beams, or a bespoke alpine home, the possibilities are extensive.

Set on flat and open grounds, the property benefits from a tranquil countryside setting while remaining close to shops, restaurants, ski lifts and year-round outdoor activities.

This is a fantastic opportunity for buyers looking to restore an authentic Alpine farmhouse and create a unique home tailored to their own tastes and requirements.

At a Glance

Peaceful location in the highly desirable Les Plagnettes area of Montriond
Just a few minutes' drive from Morzine centre
Approximately 15 minutes' walk to Morzine via the riverside path
Traditional farmhouse full of charm and character
Around 100 sqm of existing living space
Additional barn space of approximately 100 sqm to renovate
Opportunity to significantly increase the habitable area
Flat and usable land
Easy year-round access and parking
Ideal renovation project for a primary residence, holiday home or investment property
A rare chance to acquire and transform an authentic Alpine farmhouse in a highly sought-after location.

Property with excessive energy consumption : Energy class F, Climate class C
Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2790.00 and 3810.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Surface area (m2) :77.24

Land area (m2) :397

Price :450 000€

PRESENTATION OF THE PROPERTY

Price :450 000

Charges mensuelles :0.00

Situation :Montriond

PARTS

Number of main parts :4

Beadrooms :4

Shower(s) :1

WC in bathroom(s) :1

MY HOME IN THE ALPS



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