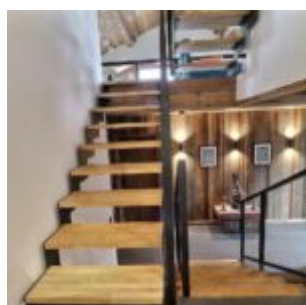
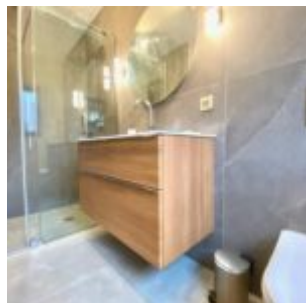


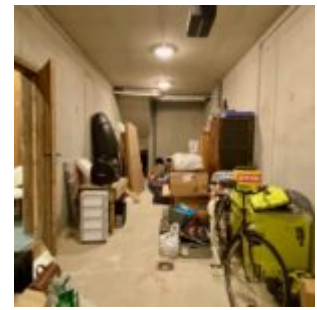


AGENCE  
MY HOME  
in the Alps

# Stylish, recently built eco chalet

Price : 2 920 000€





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Stylish eco chalet, recently built in 2022, on the edge of Montriond next to Morzine. It has a fabulous design on split levels which is brilliant for large groups. 260m<sup>2</sup> surface area, it has 6 en-suite bedrooms, excellent entertaining spaces in the living room and kitchen. Sitting on a large plot of 909m<sup>2</sup>, at the back of the chalet is a large terrace with a barrel sauna and hot tub and a lawn.

The entrance of the chalet is particularly impressive with a beautiful stone wall, old wood and stunning lighting. It is nice and spacious and just off it is the boot room, bike storage and large garage. It is possible to enter via the boot room to take off all your ski gear after a day on the slopes, or even through the garage.

Up a split level are 2 beautiful en-suite bedrooms with access to the large balcony at the front of the chalet. Up another split level are 2 further en-suite bedrooms with access to the balcony at the back of the chalet and easy access to the hot tub! Each bedroom and bathroom are slightly different making the chalet well considered, stylish and unique.

The living space is towards the top of the chalet, the living room and dining room are open plan under a wooden vaulted ceiling with access to the large balcony for easy outdoor dining whilst looking at the Pleney.

Up a few stairs is the large, south facing and bright kitchen which is fully equipped with a spacious breakfast bar. Behind the kitchen is the large master bedroom with a small balcony and view of Nyon.

It has an air source heat pump, mechanical ventilation and a heat recovery system as well as triple glazing, excellent insulation and underfloor heating throughout. The exterior cladding is larch wood with metal finishings meaning very limited maintenance and maximum time just enjoying the property!

Thanks to the eco build the chalet is an A on the energy efficiency diagnostics.

Access to the slopes and into Morzine couldn't be easier with a bus stop at the end of the driveway. It takes approx 10 minutes to walk to the bridge to get to the sports centre and to Super Morzine.

Contact us for a viewing!

Fees to be paid by the seller. Energy class A, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 770.00 and 1042.00 €.

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Beadrooms :6

Bathrooms :6

Surface area (m2) :260

Aménagement unique sur des demi niveaux

6 chambres en-suites

Price :2 920 000€

## PRESENTATION OF THE PROPERTY

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Price :2 920 000

Charges mensuelles :0.00

Situation :Montriond

Exposure :Sud, Ouest

Year of construction :2023

## PARTS

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Number of main parts :7

Beadrooms :6

Bathrooms :6

## MOVE

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Covered parking spots :2

Parking spaces :4

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### MY HOME IN THE ALPS



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