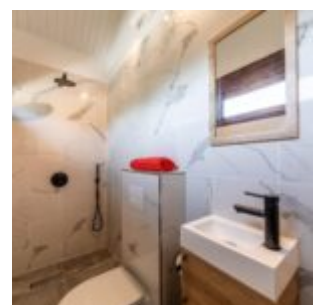
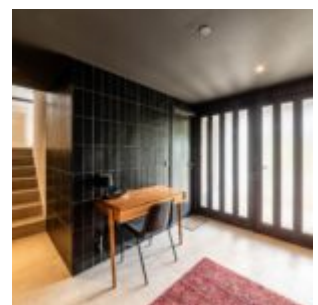
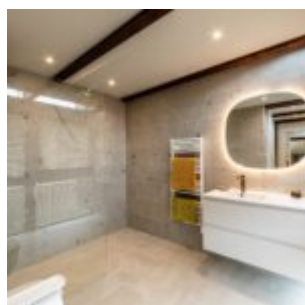
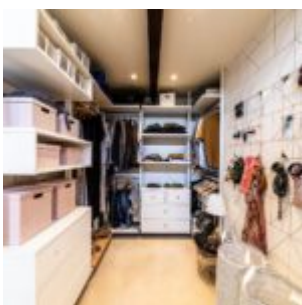




AGENCE
MY HOME
in the Alps

Unique chalet with pool

Price : 1 495 000€





A 4-5 bedroom chalet with beautiful landscaped garden nestled into a popular area of Essert Romand, close to the free bus stop, a few minutes drive to Morzine and to the slopes and only 30mins drive down to Thonon-Les-Bains where you can access Lac Lemman.

The chalet was originally built in 1992 and has been recently renovated. The wall facing the garden is predominately windows allowing the light to stream in and for easy access from the living area to the swimming pool. It has a contemporary feel, the kitchen is stunning with a siltstone worktop, double ovens and a wine fridge. The living area has been nicely divided with the use of furniture to allow for a large dining area and sitting area around the fireplace with a large seating area. The double height ceiling on this level gives the room an even bigger sense of space.

There are currently 4 bedrooms, and the TV room off the living space could be converted to make a 5th bedroom.

The chalet is laid out as follows:

Ground floor:

- Large entrance
- Pool technical room
- Large storage area
- Wine cellar
- Laundry room
- Garage (1 car)

First floor: Access internally or externally from the driveway

- Large open plan living space with L shaped kitchen
- Master bedroom with dressing room and en-suite

- TV room which could be a guest bedroom
- Access to the garden through sliding doors

Second floor:

- 2 double bedrooms
- A jack and jill bathroom which would be the family bathroom
- Double bedroom en-suite
- Spacious mezzanine area

The heating is electric underfloor with nest thermostats which can be controlled remotely making it a brilliant second home or primary residence.

The pool and the landscaped garden is the alpine dream! We recommend you come and view it asap.

Fees to be paid by the seller. Energy class E, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3510.00 and 4810.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent.

Bedrooms :4

Bathrooms :3

Surface area (m2) :184

La navette

Les pistes de Morzine

Price :1 495 000€

PRESENTATION OF THE PROPERTY

Price :1 495 000

Charges mensuelles :0.00

Situation :Essert-Romand

Exposure :Sud

Year of construction :1992

Type of heating :Chauffage au individuel sol

PARTS

Number of main parts :5

Bedrooms :4

Bathrooms :3

MOVE

Covered parking spots :1

Parking spaces :2



AGENCE
MY HOME
in the Alps

315 rue du bourg,
74110 Morzine
Tél. : +33 (0) 9 54 76 22 30