



Beautiful semi-detached chalet with panoramic views in a highly sought-after area of Montriond, featuring four bedrooms

Price : 1 195 000 €

Reference 4014

Montriond

Chalet

Bedrooms 4

Bathrooms 3

Habitable Area 150 m²

DPE Energy Rating E

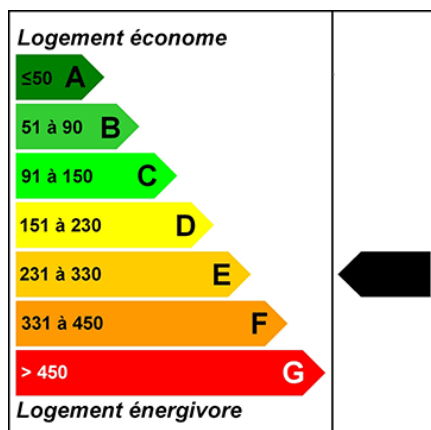
Gas Rating A

Description

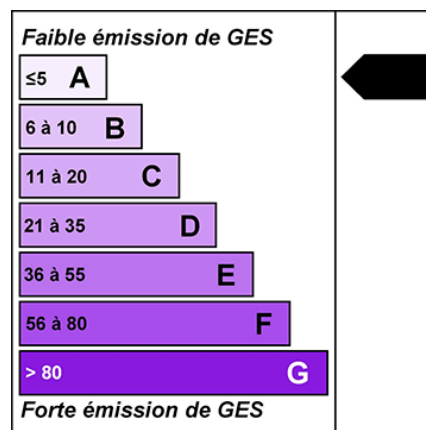
Beautiful semi-detached chalet with panoramic views in a highly sought-after area of Montriond, featuring four bedrooms. This chalet, located in the La Grange area of Montriond, offers picturesque views and a serene atmosphere. It is situated at the end of a cul-de-sac, providing a peaceful and secluded location. The chalet faces southeast, offering panoramic views of the surroundings. The area of La Grange has always been a sought-after area due to its Southwest exposure, which receives

sunshine from mid-morning through to sunset. The Montriond council has launched a free bus service along Route du Cret that provides convenient transportation between Morzine and the Ardent cable car during winter and Lake Montriond in the summer. This service is a significant advantage for the region, which was previously more reliant on cars. This spacious 4-bedroom chalet offers around 150 sqm of living space and is arranged as follows: On the ground floor, there is a kitchen and dining area, a large living room, a separate toilet and a utility room. The lounge opens onto a terrace with a summer kitchen. On the first floor, there are 3 bedrooms, 2 of which have en-suite bathrooms. A staircase leads to a fourth bedroom in the attic. The chalet underwent a complete renovation using high-quality materials five years ago. The chalet features a spacious terrace on the outside, as well as a garden area located above the chalet, which offers breathtaking views of the mountains. Additionally, the chalet comes with two covered parking spaces. This semi-detached chalet has been built on a 482 sqm plot of land, providing a stunning view of the surrounding mountains. Very good sunny location, quiet, close to the centre with a shuttle bus nearby. If you're seeking a property that blends historic charm with breathtaking surroundings and nice finishes, then this chalet is the ideal home for you. For further information, contact us at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr





DPE/Energy consumption:
313KWhEp/m2.an



GES/Greenhouse gas emission:
10KgCO2/m2.an

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