



## **STUNNING chalet with PANORAMIC views in tranquil area of Montriond.**

**Price : 1 290 000 €**

**Reference 3860.1**

**Montriond**

**Chalet**

**Bedrooms 4**

**Habitable Area 240 m<sup>2</sup>**

**DPE Energy Rating F**

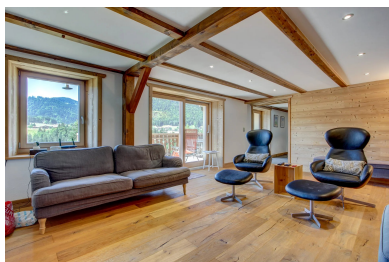
**Gas Rating A**

### **Description**

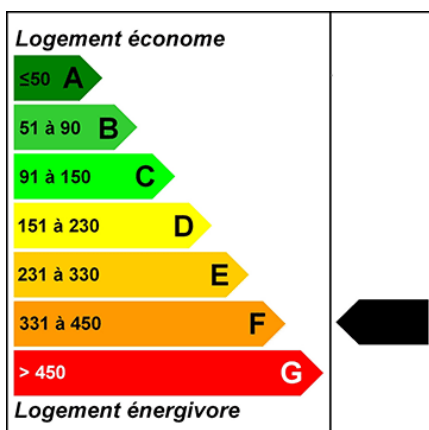
Stunning chalet with panoramic views in tranquil area of Montriond. A standout chalet which has a south west facing exposure in the very popular area of La Grange in Montriond. Panoramic views and a very tranquil location at the end of a cul de sac. This spacious 4 bedroom chalet of around 240m<sup>2</sup> has the potential to easily become a 5 bedroom chalet. The open plan living area opens on to delightful dining terrace which then leads onto a flat garden. The area of La Grange has always been a sought after area due to its South west exposure which receives sunshine from mid-morning through to sunset.

Montriond council are now also running a free bus along Route du Cret which now gives easy access between Morzine and the Ardent cable car during the winter and Lake Montriond in the Summer. This is a huge benefit to the area which previously was more car dependent. The chalet is built over 3 main floors and is laid out as follows Entry level

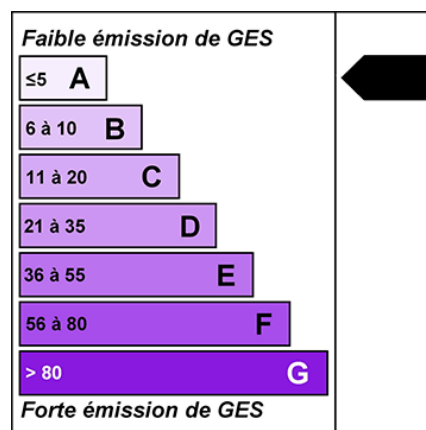
- Entry hallway
- Modern kitchen leading to the large open plan living and dining area
- Direct access onto the large terrace
- Storage/Utility room with direct access from Entry hallway.
- Independent WC First Floor
- Large master bedroom with ensuite bathroom
- 2 double bedrooms
- Family bathroom Second floor
- Double bedroom
- Large area which is currently open which can easily be adapted into a 5th bedroom and additional bathroom. The chalet has a great amount of storage areas. There is also a cave on the garden level which houses the heating system and also another area for storage. A fabulous family chalet with a flat garden and amazing views.







DPE/Energy consumption:  
366KWhEp/m2.an



GES/Greenhouse gas emission:  
12KgécCO2/m2.an

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