



## **\*\*under offer\*\* 3-Bedroom Chalet in Montriond (74)**

**Price : 390 000 €**

**Reference 4117**

**Montriond**

**Chalet**

**Bedrooms 2**

**Bathrooms 2**

**DPE Energy Rating G**

**Gas Rating C**

## **Description**

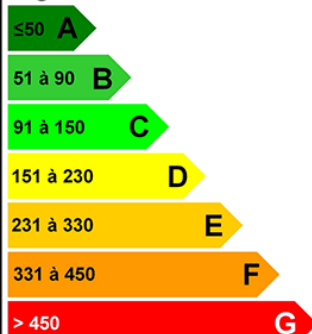
**\*\*under contract\*\* 3-Bedroom Chalet in Montriond (74)** Discover this functional 3-bedroom chalet (with the possibility of a fourth) nestled in Montriond (74), offering superb mountain views and bordering the Dranse river, all set on a 1,625 m<sup>2</sup> plot. This family chalet spread over 2 levels offers: 3 bedrooms, 2 bathrooms, a beautiful bright living area with a fully equipped open-plan kitchen, ideal for shared moments, and a living room with a fireplace. A large garage, a laundry room. All set on a spacious 1,625 m<sup>2</sup> plot bordering the Dranse river, providing a bucolic setting and opportunities for outdoor activities. Ideal for Seasonal Workers and Mountain Lovers With free shuttles just 20 meters away, access to the center of Morzine and the ski slopes is incredibly easy. This proximity to transport and resorts makes it a prime living location and an ideal opportunity to



house seasonal workers, thus generating excellent rental income potential. Don't miss this unique opportunity to acquire a chalet combining charm, functionality, and a strategic location. Contact us for more information at Morzine Immobilier. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

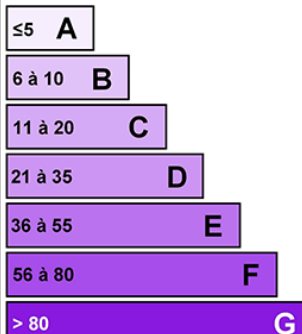


**Logement économe**



**Logement énergivore**

**Faible émission de GES**



**Forte émission de GES**

**DPE/Energy consumption:**  
**540KWhEp/m2.an**

**GES/Greenhouse gas emission:**  
**120KgéqCO2/m2.an**

## **Important Notice**

Morzine Immobilier, their clients and any joint agents give notice that:

- (1)** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2)** These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3)** Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4)** Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.