



****under offer** Exceptional Property in the Heart of Montriond: Unlimited Potential!**

Price : 985 000 €

Reference 4129

Montriond

Chalet

Habitable Area 303 m²

Plot Area 1 m²

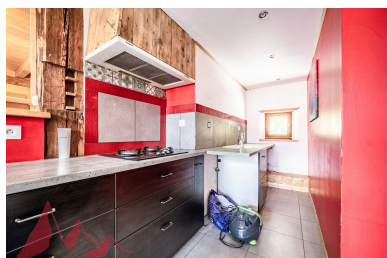
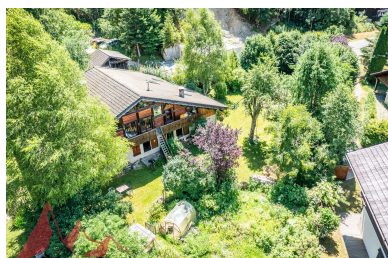
DPE Energy Rating D

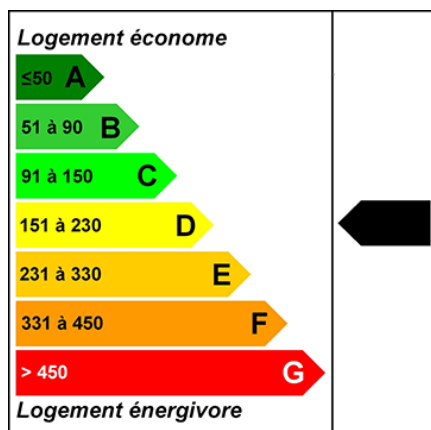
Gas Rating A

Description

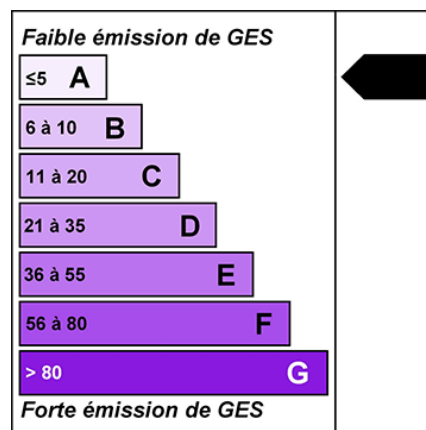
****under offer** Exceptional Property in the Heart of Montriond: Unlimited Potential!** Discover this vast 400m² property, currently divided into three apartments, ideally located in the heart of Montriond village. This is an exceptional opportunity, whether you're looking for a primary residence, a holiday home, or a highly profitable rental investment. Nestled in a highly sought-after and central area, this property guarantees peace and quiet, generous sunshine, and easy access to local shops, all while being just moments from the vast Portes du Soleil ski area. Endless Possibilities Await With approximately 400m² of

living space, you have considerable room to develop this unique potential. Alternatively, take advantage of its existing layout with its three independent apartments, offering immediate rental income. The property currently consists of: Basement: A double cellar. Ground Floor: A technical room, a boiler room, a 2/3-bedroom apartment, and a large 3/4-bedroom duplex apartment. First Floor (street access): A workshop, and a charming attic duplex apartment featuring a wood-burning stove, three bedrooms, and a mezzanine. Additional Assets The property also includes outdoor parking spaces and an old garage/barn to renovate, offering the potential for a large future garage. Furthermore, a detachable, buildable plot of land forms part of the garden, adding significant value and opportunity to this unique offering. Dating back to 1879, this beautiful house boasts numerous advantages that are sure to charm you. Don't miss this unique chance to own a piece of heritage in the heart of Montriond, where the possibilities are truly unlimited. Let your imagination run wild! For more information, please contact us at contact@morzine-immo.com. Information on the risks to which this property is exposed is available on the Géorisques website: <http://www.georisques.gouv.fr>





DPE/Energy consumption:
161KWhEp/m2.an



GES/Greenhouse gas emission:
4KgéqCO2/m2.an

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