



## Prime large detached chalet in a sought-after area of Montriond

**Price : 1 220 000 €**

**Reference 4006**

**Montriond**

**Chalet**

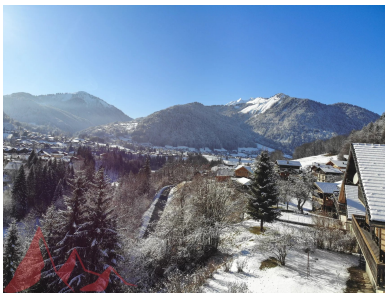
**Habitable Area 340 m<sup>2</sup>**

**Plot Area 1 m<sup>2</sup>**

### Description

Prime large detached chalet in a sought-after area of Montriond. With panoramic views over the mountains and a south west exposure this chalet commands a fantastic location. Montriond is a fabulous village right next to Morzine and is a sought-after area for those not wanting to be in the heart of the action but a slightly more tranquil setting in which to enjoy the mountains. The hamlet is serviced by a free bus connecting it to the Ardent Cable car providing access into the heart of the Porte du Soleil ski area and Avoriaz. There is also bus free bus access into Morzine. The centre of Montriond with its own bars, restaurants

and supermarket is only a 15-minute walk (or the free bus) This large chalet is built over 3 main levels and has a Gross area of around 340sqm. It is of concrete construction throughout including all floors which provides the ability to change and adapt the chalet to your personal choice. The property has amazing potential to be a standout chalet in the area. It already commands the perfect position but would need a full renovation to reach the potential it so deserves. The chalet is currently arranged as 3 apartments: Ground floor: Flat 1 with two bedrooms, a shower room, a kitchen and a living room. There is also a large independent garage on this floor. First floor: Flat 2 with one bedroom, a kitchen/living room with access to a balcony and a shower room. Flat 3 with two bedrooms, a kitchen/living room with access to a balcony and a shower room. Second Floor Large attic space of over 125sqm with access to a balcony. Exterior Large garden laid to lawn. The chalet is set on a parcel of land totalling 583sqm with panoramic views of the mountains and ski slopes. This is one of the sunniest locations in the area, quiet, close to the centre with shuttle bus next to the chalet. 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](http://www.georisques.gouv.fr)



Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

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