



## Stunning detached chalet presented in immaculate condition in Montriond.

**Price : 2 550 000 €**

**Reference 4048**

**Morzine**

**Chalet**

**Bedrooms 6**

**Bathrooms 6**

**Habitable Area 289 m<sup>2</sup>**

**DPE Energy Rating D**

**Gas Rating A**

## Description

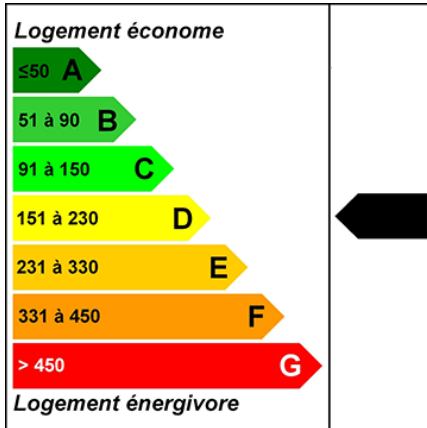
Stunning detached chalet presented in immaculate condition in Montriond. A fabulous opportunity to purchase a chalet which is presented in immaculate condition and boasts 6 ensuite bedrooms and a huge amount entertaining space throughout. Built over 4 floors the chalet is a great size with a gross area of 360sqm. The habitable area of this impressive chalet (which is deducts storage and garage space) is around 290sqm. It has been designed exceedingly well with different sleeping areas for

guests and a number of breakout areas in which to relax, watch a film or enjoy the view. The chalet has recently been renovated to provide a modern chalet yet keeping the traditional appearance. The brand new kitchen and pantry area which has been installed is superb. The living area has one of the best panoramic views in the area. The chalet is situated in a small cul de sac in the heart of Montriond. It is a very quiet area with just a few chalets along the road. The chalet enjoys uninterrupted views to the South and West and is blessed with sunshine throughout the day. The centre of Montriond village is just over a 10 minute walk with its shops, bars and restaurants. There is a free bus service in the area which provides access to the Ardent cable car which is one of the best access points to Avoriaz. The free bus also connects into the neighbouring Morzine centre. The chalet is laid out as follows

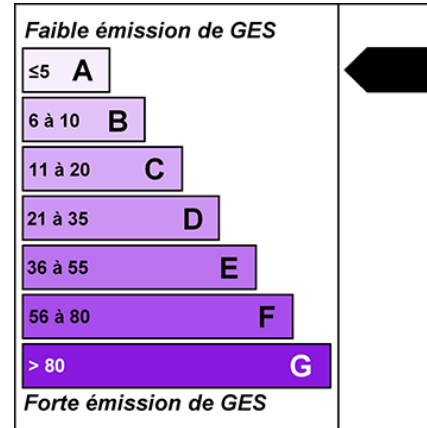
Ground floor – Entry level

- Wet entrance for storage of skis, boots and coats
- Main guest entrance into hallway with staircase accessing all levels.
- Large master bedroom with ensuite bathroom and separate storage area.
- 2 double bedroom with ensuite bathrooms
- All bedrooms have access onto the terrace and garden.
- Double garage with Utility room to the rear.
- Garage has an independent staircase allowing access to the kitchen area. First floor
- Open plan kitchen, dining and living area which has a vaulted ceiling. There is provision for a fireplace but it is not installed.
- Terrace area off the living area with exterior stairs into garden
- a separate living area beyond the kitchen with double bedroom and bathroom. This area also has the separate access from the double garage. This area is a great addition to the chalet but could equally act as a separate 1 bedroom apartment with individual access. Second floor
- 2 large double bedrooms with ensuite bathrooms and balconies Basement/Lower level
- Large games area. Currently laid as a kids game area this area is large and provides flexible space which could be a number of things from a Gym to Pool, Darts and Bar area.
- Cinema room with natural daylight. There is access to the garden and hot tub from this area.
- Massage/Treatment room
- Large storage areas The chalet has garden surrounding the property. The plot is a great size of 880sqm, most of which is a low-maintenance lawn. The property offers ample off-street parking as well as the double garage. For more information and plans, please get in touch with 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)





DPE/Energy consumption:  
193KWhEp/m2.an



GES/Greenhouse gas emission:  
6KgécCO2/m2.an

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