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Montriond (Morzine) - T5 apartment 104 sq m on the ground floor in authentic character chalet - 4 bedrooms - South-facing terrace and private garden - Garage



SELLING PRICE : €795,000

EMAIL : PORTESDUSOLEIL@BARNES-INTERNATIONAL.COM

294 Rue du Centre
74260 LES GETS



PHONE : +33450741451
portesdusoleil@barnes-international.com

DESCRIPTION

In a character chalet of only three apartments, located in the sought-after L'Élé district of Montriond, a quiet and sunny location offering easy access to the villages of Montriond and Morzine, this T5 apartment on the ground floor offers a large entrance-airlock with seat for equipment and shoe warmers, a kitchen semi-open to a dining room and a living room with fireplace, 4 bedrooms, 3 bathrooms.

The apartment opens onto a terrace and a very pretty south-facing landscaped garden. A garage and a cellar complete the property.

Easy access to the Ardent gondola with direct access to Avoriaz.

FEATURES

Type de bien:	Apartment	Surface:	103.98 m ²	Terrain:	-
Charges:	€1,589.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	3	Taxe foncière:	€751.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	5 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 320kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : B kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$1,850.00 et \$2,560.00

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