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Montriond (Morzine) - Exceptional chalet - South exposure - 5 bedrooms  
ensuites

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SELLING PRICE : Sold

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## DESCRIPTION

Overlooking the village with an unobstructed view of the mountains and a southern exposure, discover this luxury chalet in burnt wood (larch) of approximately 250 sq m on 3 levels built on a plot of 695 sq m.

It includes 5 en-suite bedrooms, all opening onto terraces, a large living room of nearly 80 sq m, a sauna, ski storage, a garage and several sheltered parking spaces. A spa and a lounge area with brazier complete the set.

The wood and stone materials, the services and the neat decoration will seduce you for holidays in the mountains in summer and winter alike. From the chalet, you can project yourself in a few minutes (car or shuttle) on the cable-car of Ardent, Super-Morzine and Les Prodains and enjoy the heart of the Portes du Soleil and the Avoriaz ski resort. The property is sold furnished.

# FEATURES

Type de bien:	Chalet	Surface:	249.5 m <sup>2</sup>	Terrain:	695.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 63kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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