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Brown Bear Lodge

Montriond, Morzine, Portes Du Soleil

1 450 000 €uros



Contact

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Key Features

Price	1 450 000 Euros
Status	UNDER CONTRACT
Last updated	10/01/2024
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	7
Bathrooms	7
Floor area	250 m²
Land area	751 m²
Detached	Yes
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	2.1 km
Nearest shops	300 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	D (241)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

In a quiet location in the pretty village of Montriond, Brown Bear Lodge is the perfect mountain getaway, designed by the owners for the ultimate in modern living in a cosy, traditional chalet setting. Built over three floors, Brown Bear's hallmarks are comfort and space, and all within easy reach of the slopes, the nearby village amenities, and Morzine town centre.

The main living area, situated on the first floor, is fully open plan and ideally laid-out for making the most of the chalet on a year-round basis. The large, fully-equipped kitchen looks onto a generous dining area with garden views and access to the terrace through wall-length French windows. And after dining, what better in the winter months than to withdraw to the cosy sitting room with its light, open aspect and its traditional log fire – an absolute haven of peace for long, relaxing winter evenings! In the spring and summer, there is the option of dining on the decked sun-terrace, making the most of the pretty garden and enjoying the gorgeous views to the mountains beyond. The garden is also home to a family-sized hot tub – a real touch of luxury for soaking tired muscles after a hard day on the slopes, or just for truly appreciating that 'getting away from it all' feeling!

Also on the first floor is a guest cloakroom, and a bedroom (with en suite shower room) which could readily be transformed into a very handy home office.

Four exceptionally spacious bedrooms are located on the first floor, each with en suite bathroom facilities and access onto one of two balconies – a delightful spot to admire the splendid views from the chalet and start to plan the day ahead in the mountains!

Moving to the ground floor of Brown Bear Lodge, the space is divided between fun and practicality. A super tv/games room is the perfect setting for movie nights or for younger members of the household to play, whilst the grown-ups ease away the strains of the day in the adjacent sauna. On the practical side, a separate shower room is available on this floor for those using the sauna and outdoor hot tub. There is also generous garage space given over to ski and bike storage, and equipped with a heated boot warmer so no-one has to suffer from chilly toes!

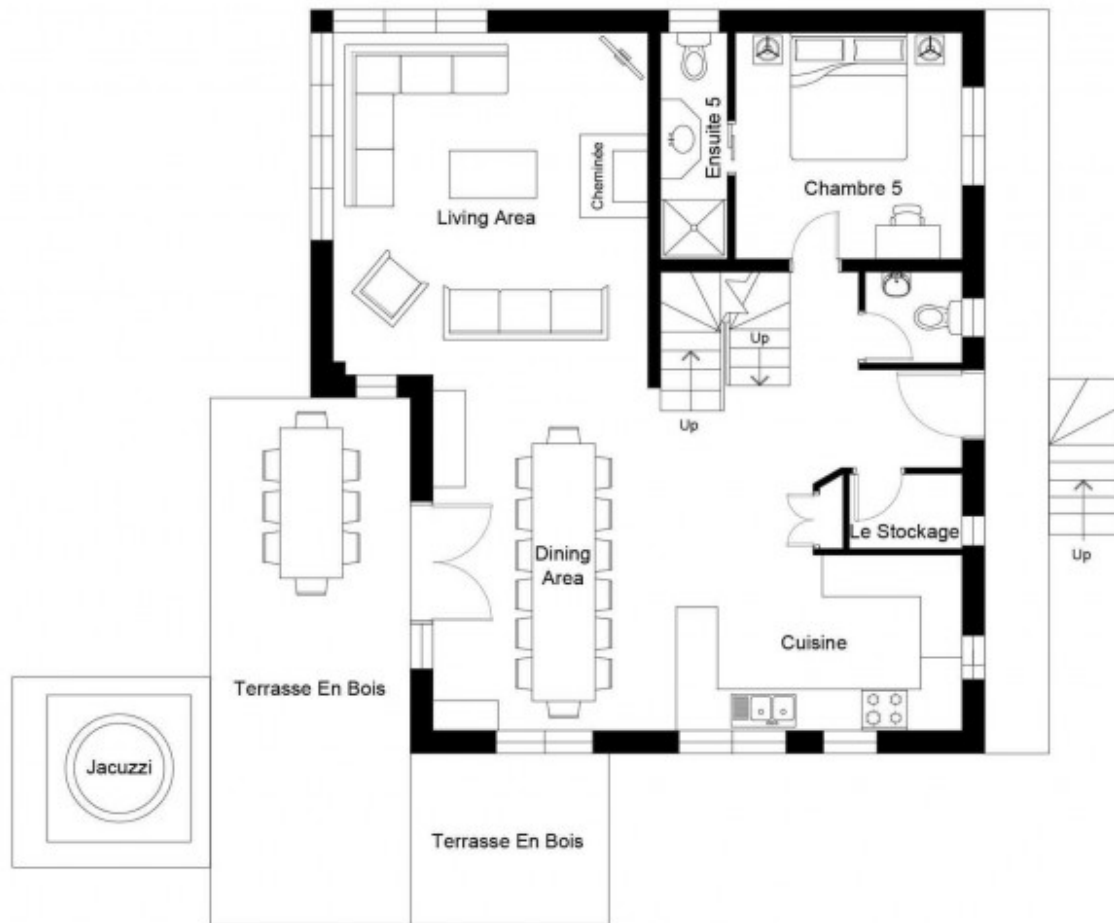
Brown Bear Lodge is just minutes from the slopes, with easy access to Avoriaz and the rest of the Portes du Soleil ski area. The village of Montriond, with its shops, bars and restaurants, is but a stroll away, and Morzine's town

centre is at the end of a quick ride on the free bus or a pleasant wander along the riverbank. The fabulous Lac de Montriond is also only a short drive, ride or ramble away – the lake is stunningly beautiful in all seasons and completely comes into its own in the summer months as an extraordinary setting for walking, water sports, or just relaxing in the sunshine around a family picnic. The super position of the chalet, and its high calibre build, also mean that Brown Bear Lodge is capable of generating a good rental income.

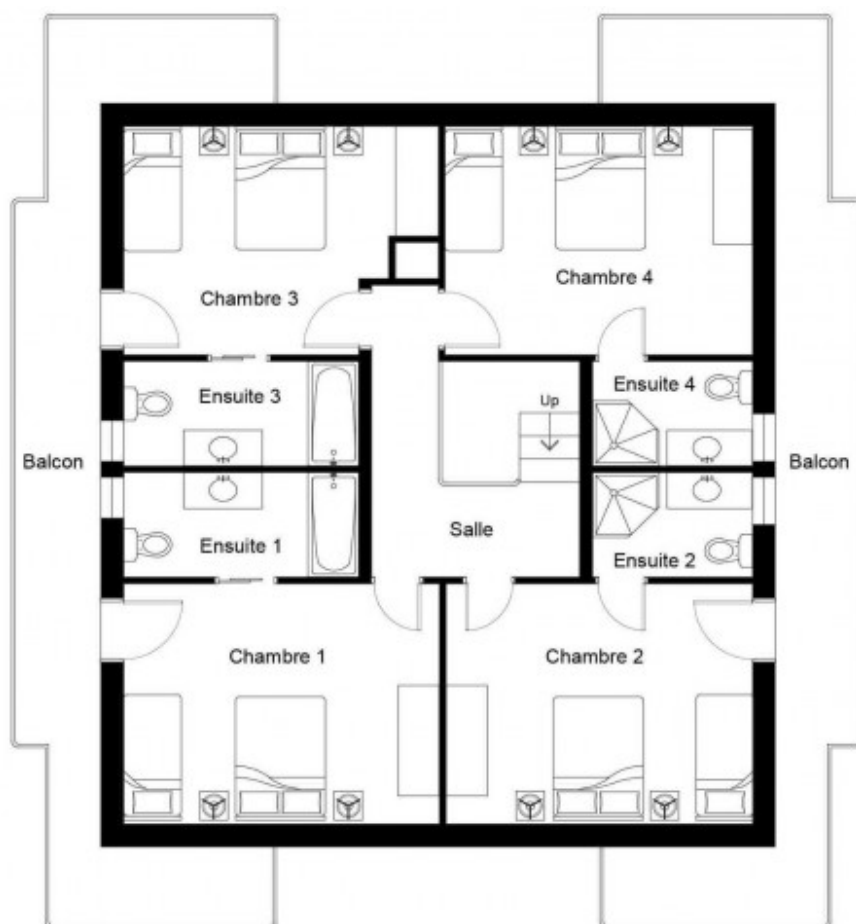
All in all, Brown Bear Lodge is an absolutely unbeatable combination of comfort and well-being in the perfect location for making the most of all the mountains have to offer!



REZ-DE-CHAUSSÉE



PREMIER ÉTAGE



DEUXIÈME ÉTAGE











