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# Chalet Mindion

**Morillon, Samoëns & Vallée, Grand Massif**

**395 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	12/11/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Morillon
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	93 m <sup>2</sup>
<b>Land area</b>	265 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	219.00 Euros
<b>Energy efficiency rating</b>	E (205)
<b>CO2 emissions</b>	E (54)
<b>Agency fees</b>	Paid by the seller

## Property Description

Introducing a charming three-bedroom chalet nestled in the picturesque setting of Morillon, on Route des Esserts, a 6 minute drive to the slopes at Morillon 1100 and a 6 minute drive to Morillon village. With an overall floor area of 92.98m<sup>2</sup> and 72.76m<sup>2</sup> of habitable surface, this rustic chalet, originally built in the 1980s, has a seamlessly integrated kitchen extension completed in 2001.

Radiating warmth and character, the property is set over two levels. On the ground floor, there is an entrance, an open plan kitchen dining area orientated north east, a mezzanine with a TV room, an office area, a bedroom, a storage area and shower room with WC.

Upstairs contains two further bedrooms, a sleeping area for two under the eaves (with restricted height below 1m80) plus storage.

There is combined heating consisting of gas and electric convectors with a gas boiler providing hot water. The property is connected to the original septic tank.

Externally the property sits on 265m<sup>2</sup> of land with a terrace, parking for one car and a wooden shed.















