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# Appt. La Chaumine

**Montriond, Morzine, Portes Du Soleil**

**610 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	610 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	08/05/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	73 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	8 km
<b>Nearest shops</b>	2.3 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	495.00 Euros
<b>Number of lots</b>	9
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (368)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Just a few steps from Montriond village centre with all its amenities, and on the ski bus route, Appt La Chaumine is a perfect base for holidays in any season, or as a year-round residence. This immaculate penthouse apartment has been entirely renovated with exquisite taste to provide light, spacious, loft-style accommodation, cosy in the winter, and airy and cool in the summer months.

Exiting the lift on the top floor into the generous private entranceway to the apartment, there is a real sense of an independent property far from the madding crowds. On entering the apartment, there are three good-sized bedrooms to discover, and a fantastic living space with additional outside areas to enjoy.

The first double bedroom has cupboard storage and an ensuite bathroom with shower and separate bathtub. The master bedroom is very large and bright, with built-in wardrobe space, and a super ensuite shower room, as well as stunning views from the picture window. The third bedroom, which also has ensuite shower facilities, is set up with handmade bunk beds and office space, as well as built-in wardrobe storage. This bedroom, or home office, has access to a delightful west-facing balcony, large enough for a small table and chairs from which to admire the spectacular views, and gorgeous sunsets, over the local mountainsides.

The stylish, fully-equipped kitchen provides an elegant space for whipping up some culinary delights, or just a great coffee, and leads through to the fantastic open-plan living and dining area. The sitting room is a cosy mix of traditional beams and modern practicality, with plenty of room to relax in comfort. The eaves space has been thoughtfully converted into a capacious storage area, both aesthetically pleasing and also perfect for keeping the living space uncluttered.

The roomy dining area is light and attractive, with space for friends and family to meet around a large table, and there is a guest wc. The dining area spills out onto the pretty east-facing terrace, large enough for lounging and barbecues, and perfect for taking in the equally fabulous views from this side of the building.

The residence itself has also been fully renovated to a high standard with a secure entranceway, lift, and pleasant cellar storage in the basement of the building. This apartment is sold with a private cellar, large enough for bikes and other sporting equipment. There is also a private, covered parking space and a further private open-air space.

All-in-all, La Chaumine makes an ideal home, home away from home, and/or rental investment – absolutely a must-see property that will not disappoint!

The property is covered by the copropriété rules.





















