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Chalet La Gelinotte

Montriond, Morzine, Portes Du Soleil

1 050 000 €uros



Contact

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Key Features

Price	1 050 000 €uros
Status	FOR SALE
Last updated	18/07/2024
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	3
Bathrooms	3
Floor area	180 m ²
Land area	620 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	6 km
Nearest shops	1.3 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	F (456)
CO2 emissions	C (15)
Agency fees	Paid by the seller

Property Description

Nestled in a super mountain setting in the charming village of Montriond, Chalet La Gelinotte offers a rare opportunity to acquire a traditional property in a calm location with magnificent views and easy access to local amenities and the slopes.

The chalet is built over three levels and, as currently laid out, has 180m² of habitable space, with three good-sized double bedrooms, and three bathrooms. However, the true space inside the chalet is more like 250m², so there is ample room for creating the perfect property to suit your family's needs.

The living space at La Gelinotte is situated on the first floor and is centred around a lovely bright dining area with unbeatable views over the valley and surrounding peaks, and access to a sun terrace, ideal for outdoor dining and really drinking in those views. A partly-open kitchen area serves the dining room to one side and, to the other side, a couple of steps lead down into the cosy sitting room with its traditional fireplace and access to a second terrace. This living space is just perfect for enjoying the chalet and its setting to the full in all seasons!

The dual-aspect master bedroom, with its roomy en suite bathroom, is also located on this level – the bathroom could readily be divided to create a modern bathroom plus dressing room, which would make a luxurious master bedroom suite with access to the terrace and garden. A separate wc is accessible from the entrance way for guests, and also from the master bathroom.

On the first floor of the chalet, there are two comfortable double bedrooms, each with its own bathroom, and both with a delightful private balcony. A third, as yet undeveloped, space on this level is ripe for becoming a further double bedroom with en suite facilities, a fantastic home office space, a home gym – for you to decide!

The ground floor of La Gelinotte is the secret treasure of this property – around 60m² of clean, dry, open space is available for transformation. Currently housing a large laundry area, spare storage, and a huge traditional wine cellar, the ground floor could easily be transformed to accommodate, for example, sauna and spa facilities and a more modern laundry room, whilst still leaving the wine cellar for its original intended purpose.

This property also has a single garage with interior access, and plenty of parking, and is surrounded by a lovely and well-tended garden. The chalet is sold on a plot of around 600m². However, for a buyer with the appetite for a larger garden, and/or a future construction project, an adjoining plot of land of similar size is also available, subject to negotiation.

The combination of the views from La Gelinotte, its peaceful but accessible location, and its potential to become the perfect residence for your family, means a visit to this property is a must!













