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# Chalet des Albertans

**Montriond, Morzine, Portes Du Soleil**

**520 000 €uros**



## Contact

Contact **Amélie Gueguin** about this property.

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# Key Features

|                                 |                    |
|---------------------------------|--------------------|
| <b>Price</b>                    | 520 000 Euros      |
| <b>Status</b>                   | UNDER CONTRACT     |
| <b>Last updated</b>             | 26/09/2024         |
| <b>Area</b>                     | Portes Du Soleil   |
| <b>Location</b>                 | Morzine            |
| <b>Village</b>                  | Montriond          |
| <b>Bedrooms</b>                 | 4                  |
| <b>Bathrooms</b>                | 1                  |
| <b>Floor area</b>               | 88 m <sup>2</sup>  |
| <b>Land area</b>                | 170 m <sup>2</sup> |
| <b>Detached</b>                 | Yes                |
| <b>Heating</b>                  | Combined system    |
| <b>Chimney</b>                  | Wood burning stove |
| <b>Nearest skiing</b>           | 1.7 km             |
| <b>Nearest shops</b>            | 4.6 km             |
| <b>Garage</b>                   | None               |
| <b>Drainage</b>                 | Mains drains       |
| <b>Energy efficiency rating</b> | E (362)            |
| <b>CO2 emissions</b>            | C (11)             |
| <b>Agency fees</b>              | Paid by the seller |

## Property Description

The Chalet des Albertans is located in the Lac de Montriond area on a 170m<sup>2</sup> plot nestled in the mountains. It is close to shuttles to reach the Avoriaz ski slopes, or the villages of Montriond and Morzine, and it is also a short walk to the tranquility of Lake Montriond.

The chalet is very charming, a property like no other – with a rural atmosphere, far from everything, but offering all the comforts for memorable stays in all seasons!

Chalet des Albertans has, on the ground floor, a practical entrance for storing outdoor gear, which leads to the living room with its new log burner, the dining room giving access to the garden, and a kitchen that feels a little small (due to its lower-than-usual ceiling) but is pretty and well-equipped. On this level, there is also a renovated shower room with a toilet.

Upstairs, there are four bedrooms, including 3 double bedrooms plus a double bedroom with a mezzanine, as well as a separate toilet.

Outside, a terrace and garden offer calm and serenity for your meals or just a moment of reading.

A spacious mazot equipped with electricity allows you to store skis and bikes or have a workshop space.

Access to the cellar can be either from outside via a staircase or from the kitchen, providing access to the water and gas systems for the stove.















