



**alpine-property**

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Helene

**Montriond, Morzine, Portes Du Soleil**

**1 275 000 €uros**



## Contact

Contact **Lee Massey** about this property.

**Tel:** +33 6 89 56 89 78

**Email:** [Lee@alpine-property.com](mailto:Lee@alpine-property.com)

# Key Features

<b>Price</b>	1 275 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	31/10/2011
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	8
<b>Bathrooms</b>	6
<b>Floor area</b>	420 m <sup>2</sup>
<b>Land area</b>	1387 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	4.5 km
<b>Nearest shops</b>	1.6 km
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A large stylish chalet facing south and with great views. This corner of Montriond is very sought after thanks to the amount of sun it gets and the lovely views. The skiing is conveniently accessed via a back road to Ardent in less than 10 minutes.

This chalet has been run successfully as a business for the last 6 years. The chalet is unique in the area thanks to its huge south facing and full height windows. Fully equipped with sauna and hot tub there is more than enough space to service its 7 guest bedrooms. Designed with practicality in mind thanks to its double garage and separate boots and ski rooms.

The layout consists of:

Basement: Store, boiler room, sauna with shower, WC, large play room

Ground floor: Double garage with large mezzanine storage area, laundry room, main entrance to hall and side entrance through ski room and boot room, utility kitchen , large open plan kitchen dining room and living area all with access onto decked terrace and garden, double bedroom (1) with en-suite shower WC, double bedroom (2), separate shower and WC.

First floor: Open plan mezzanine with office and sitting space with views over the main living area below, double bedroom (3), laundry store, bath / shower room with double hand-basins, bunk room (4) with single bed on mezzanine level, bathroom/WC, bathroom shower/WC, bathroom shower/WC, triple bedroom (5), double bedroom with additional single bed (6), bunk room with additional single bed (7)

Loft/Mezzanine level: Restricted height bedroom (8) with private WC, contains 2 sleeping areas with single beds. Used as staff accommodation.

The heating and hot water are oil fired, throughout the main living area of the chalet there is under-floor heating and the chalet is connected to the mains drains.