



BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
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MONTRIOND

Montriond - New Chalet, 6 Bedrooms
- Panoramic View - Southwest
Exposure

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Completed in 2023, this brand-new chalet in Montriond, near Morzine, combines contemporary design with outstanding energy efficiency (triple glazing, heat pump, Canadian well, etc.). It enjoys exceptional sunlight throughout the day and offers panoramic views of the mountains.

Spread over four levels, the chalet features a spacious living area with a cathedral ceiling, a wood-burning stove, and an open-plan kitchen. It includes six bedrooms, four of which are en-suite. A separate two-bedroom apartment on the garden level offers flexibility for rental opportunities, guest accommodation, or staff housing. Additionally, the chalet's design allows for the possibility of adding an extra bedroom.

Set on a 875 m² plot, the property boasts a large terrace, a garden, and three covered parking spaces (garage and carport).

For more information or to arrange a visit, please contact us.

1,695,000 €

- Agency fees payable by vendor
- Montant moyen de la quote-part de charges courantes 2,280 €/yearly
- Classe énergie 54 kWh/m².year (A)
- Classe climat 1 kg CO₂/m².year (A)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 710 € - 960 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0423
- Area : 180 m²
- Rooms : 9
- Levels : 4
- Bedrooms : 6
- Fees : 190 €/month
- Heating : Individual Underfloor Heat pump
- Property tax : 460 €
- Built in : 2023
- View : Panoramic, Mountains, Forest, Ski slopes
- Orientation : South-east South-west

Areas

- 1 Entrance (7.6 m²)
- 1 Living room/kitchen (35.9 m²)
- 1 Kitchen (14.1 m²)
- 1 Laundry room (3.6 m²)
- 1 Lavatory (1.5 m²)
- 1 Hall (11.5 m²)
- 3 Bedrooms (10 m²)
- 1 Bathroom / Lavatory (4.3 m²)
- 2 Bathrooms / Lavatories (2.5 m²)
- 1 Bedroom (15.6 m²)
- 1 Bathroom / Lavatory (5.6 m²)
- 1 Office (4 m²)
- 1 Maintenance room (3.8 m²)
- 1 Garage (28.4 m²)
- 1 Bedroom (5.1 m²)

Services

Aluminum window, Internet, Window shade, Triple glazing, Double flow ventilation, Car port, Outdoor lighting, Bike storage room, Videophone

Proximities

Airport (75 minutes), Town centre (550 metres), Shops (550 metres), Primary school (1700 metres), TGV station (70 minutes), Golf (20 minutes), Doctor (7 minutes), Public parking (250 metres), Public pool (1200 metres), Ski slope (1500 metres), Supermarket (550 metres), Tennis (1500 metres)

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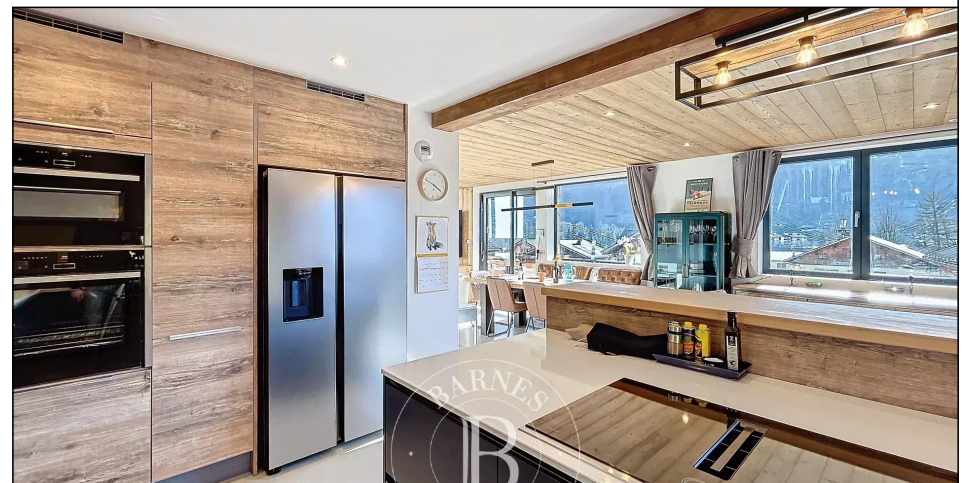
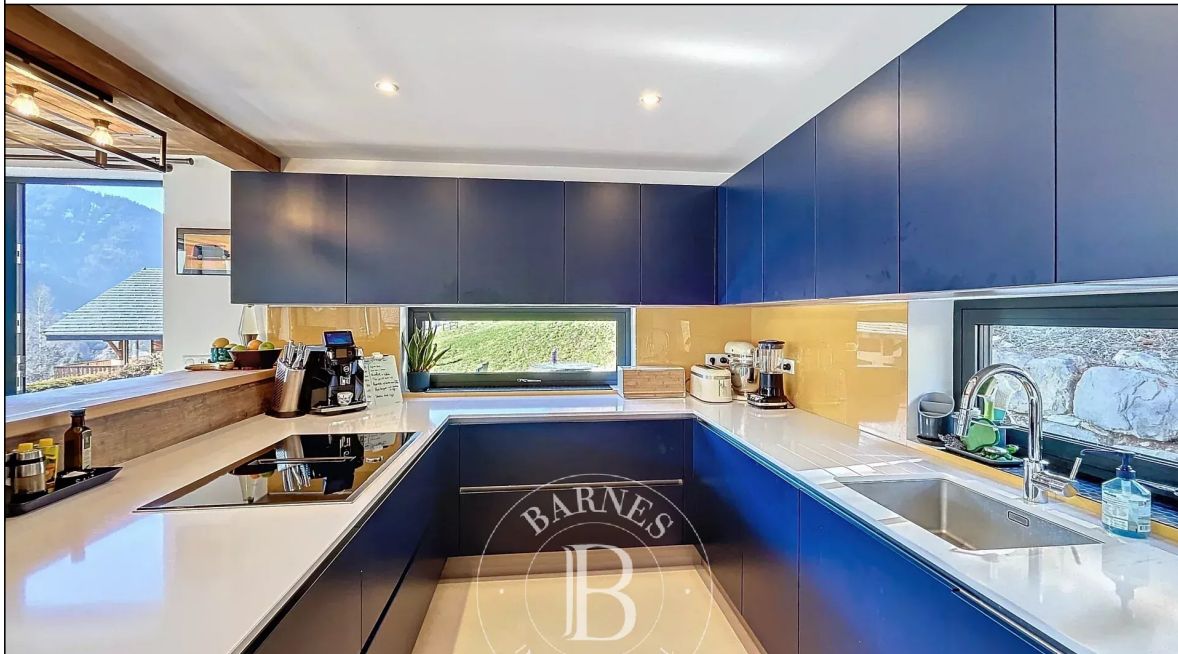
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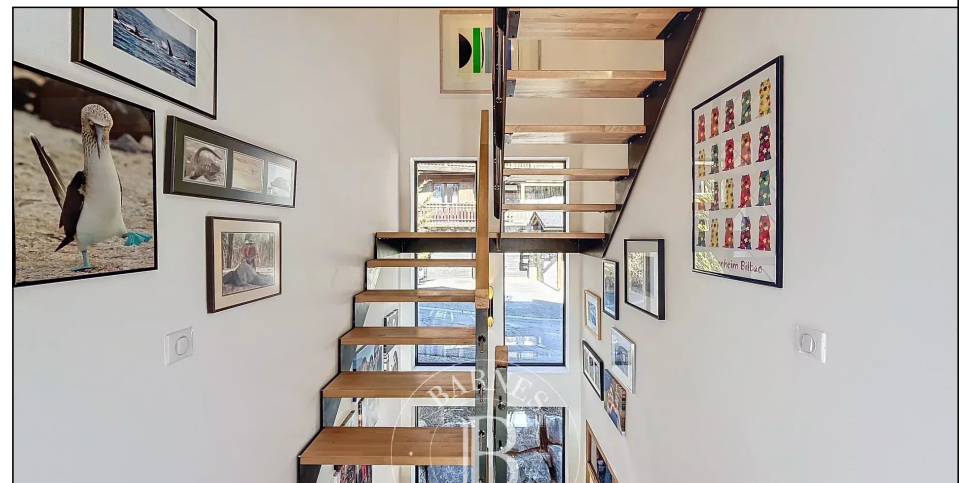
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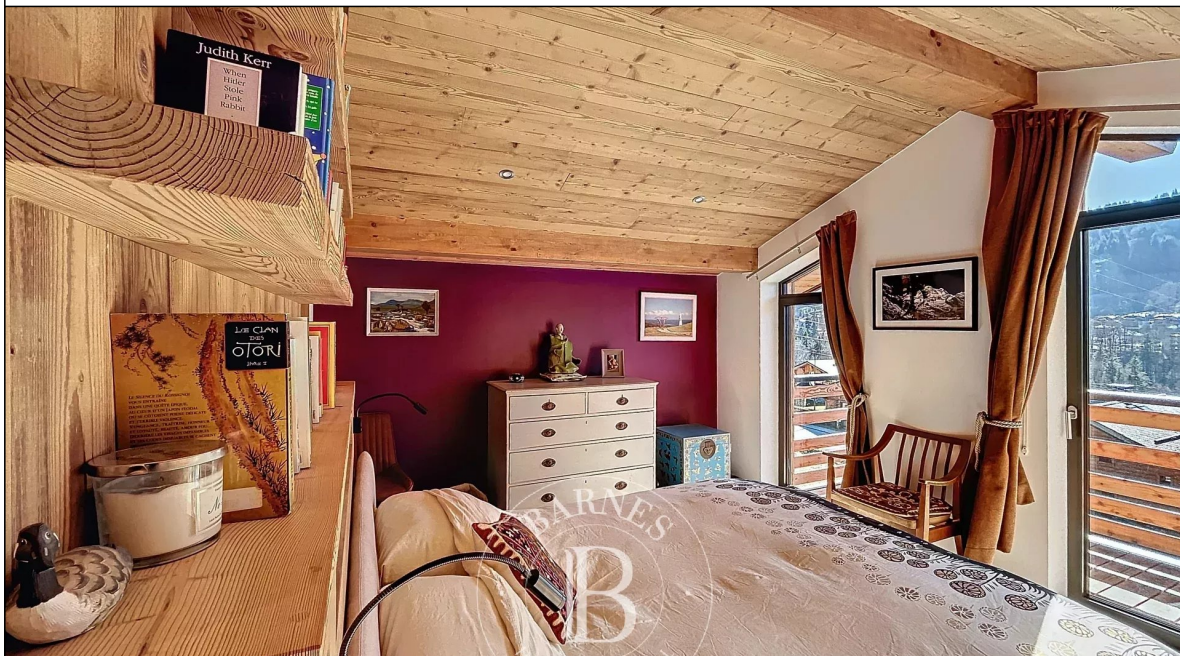
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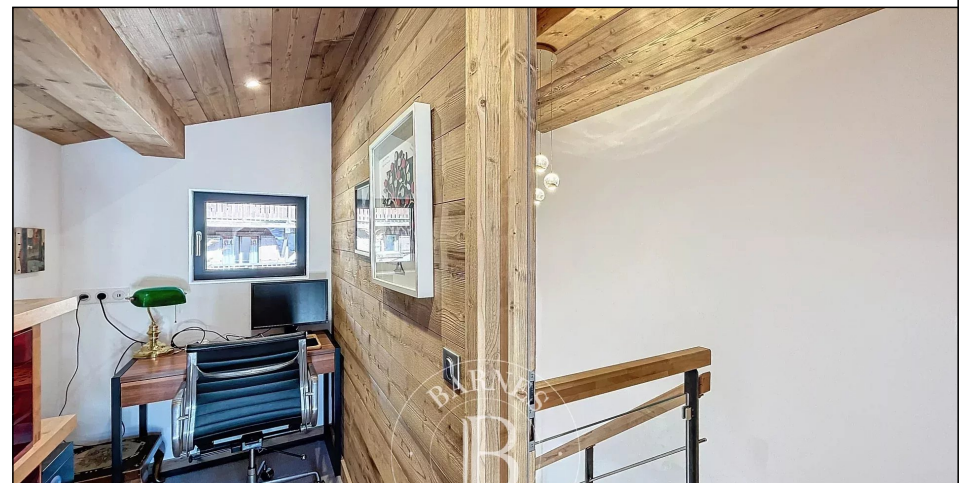
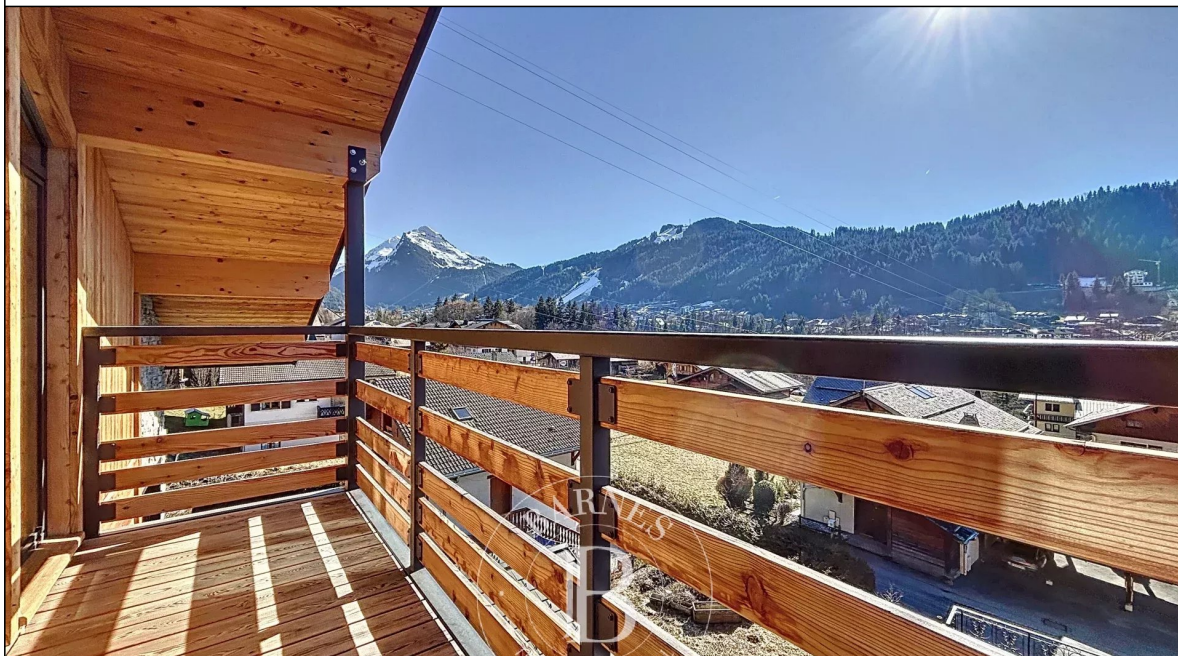
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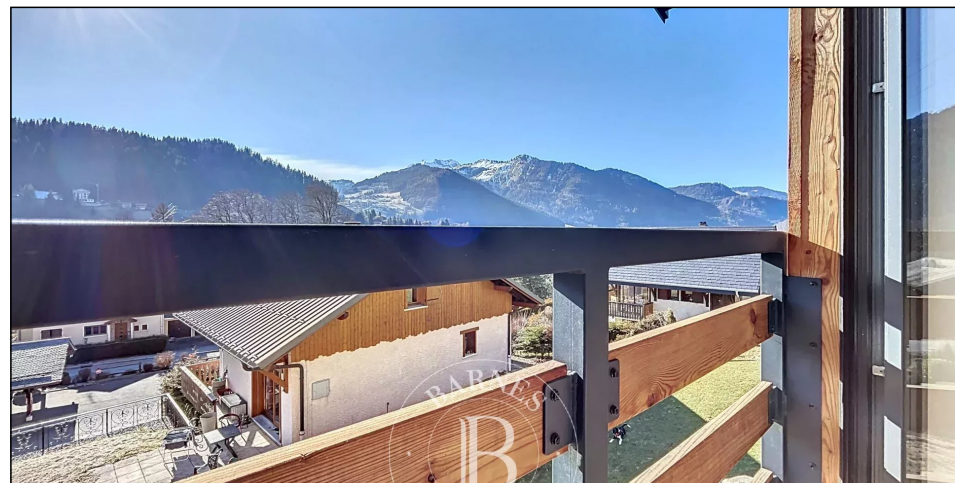
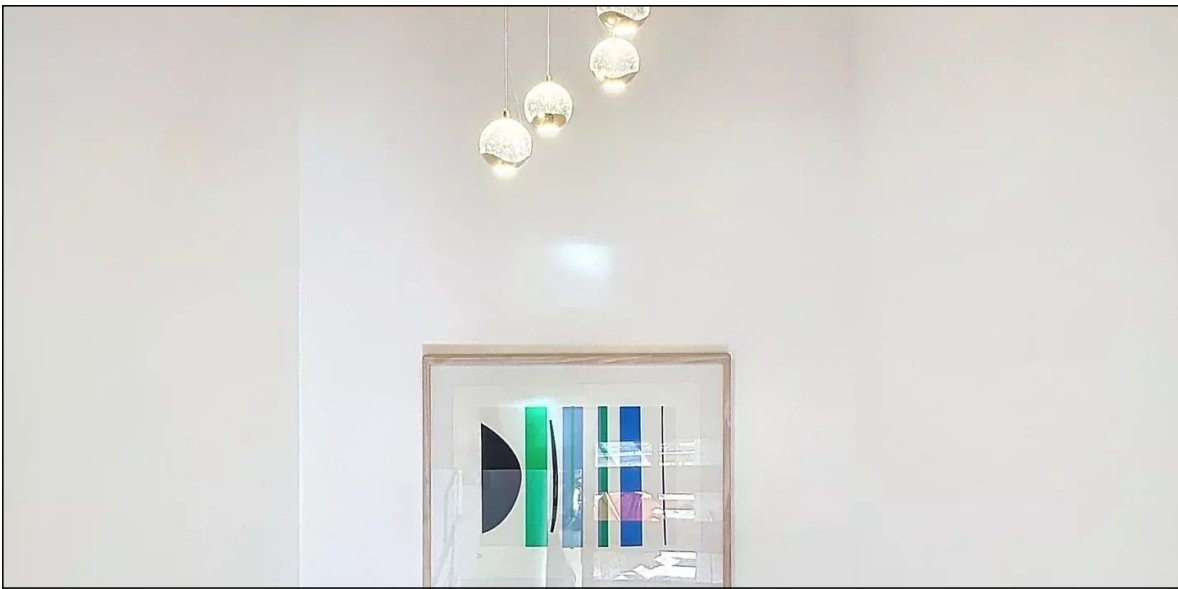
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