



BARNES

INTERNATIONAL REALTY

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ESSERT-ROMAND

Essert-Romand - 4-Bedroom Chalet +
1-Bedroom Apartment - Mountain
View

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This 170 m² family chalet charms with its peaceful setting, mountain views, and location just a few minutes from Morzine.

Built on an 802 m² plot, it features a garden of approximately 350 m². The ground floor is centered around a spacious and bright living area with an open kitchen, lounge, and dining room, with direct access to the outdoors. A separate one-bedroom apartment completes this level, offering a living room, kitchen, bedroom, and shower room - perfect for hosting guests.

Upstairs, you'll find four bedrooms and a large mezzanine (11sqm) that can accommodate additional beds, along with a bathroom and a shower room.

Designed to comfortably accommodate 12 to 14 people, this chalet offers both tranquility and proximity to the slopes. It also has real potential for expansion, with the possibility of adding around 50 m² of floor space, a jacuzzi, and more.

Contact us for more information.

990,000 €

- Agency fees payable by vendor
- Aucune procédure en cours (articles 29-1A/29-1 loi 65-557, L.615-6 du CCH)
- Classe énergie 236 kWh/m².year (D)
- Classe climat 7 kg CO₂/m².year (B)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021, 2022, 2023 : 2,760 € ~ 3,790 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0440
- Area : 169.79 m²
- Carrez area : 155 m²
- Rooms : 7
- Floor : Single-storey / 1
- Levels : 2
- Bedrooms : 5
- Heating : Individual Underfloor Electric
- Property tax : 1,046 €
- Built in : 2008
- View : Unobstructed, Mountains
- Orientation : North-east South-east

Areas

Ground floor

- 1 Entrance (8.55 m²)
- 1 Corridor (3.78 m²)
- 1 Shower room (3.21 m²)
- 1 Bathroom (6.27 m²)
- 1 Bedroom (11.84 m²)
- 1 Bedroom (8.79 m²)
- 1 Bedroom (11.25 m²)
- 1 Bedroom (9.95 m²)
- 1 Mezzanine (11.34 m²)
- 1 Ski storage room (2.7 m²)

Garden level

- 1 Living/dining/kitchen area (51.71 m²)
- 1 Corridor (6.33 m²)
- 1 Shower room / Lavatory (2.42 m²)
- 1 Pantry (2.03 m²)
- 1 Living/dining/kitchen area (18.32 m²)

Services

Fireplace, Double glazing, Sliding windows, Internet, Furnished, Electric shutters, Car port

Proximities

Airport (75 minutes), Movies (10 minutes), Shops (8 minutes), Primary school (12 minutes), TGV station (70 minutes), Golf (20 minutes), Lake (12 minutes), Doctor (8 minutes), Public pool (12 minutes), Ski slope (8 minutes), Supermarket (10 minutes), Tennis (12 minutes)

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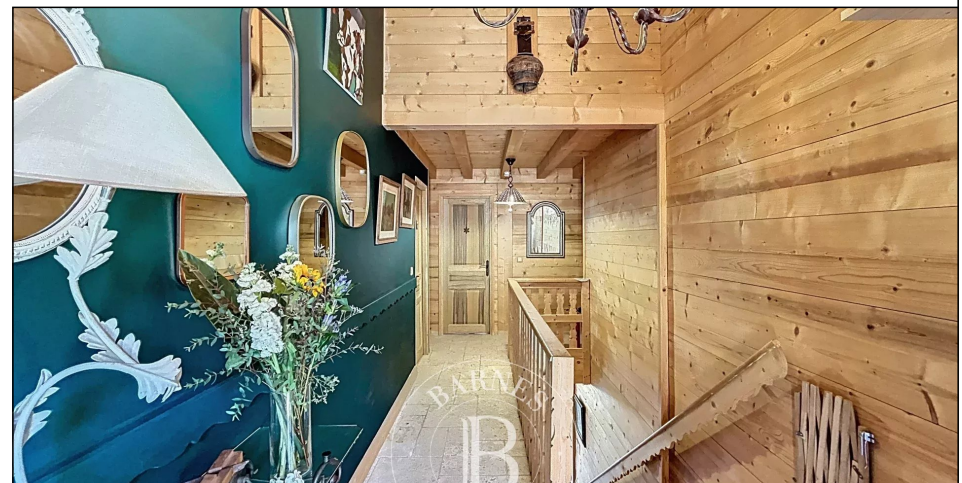
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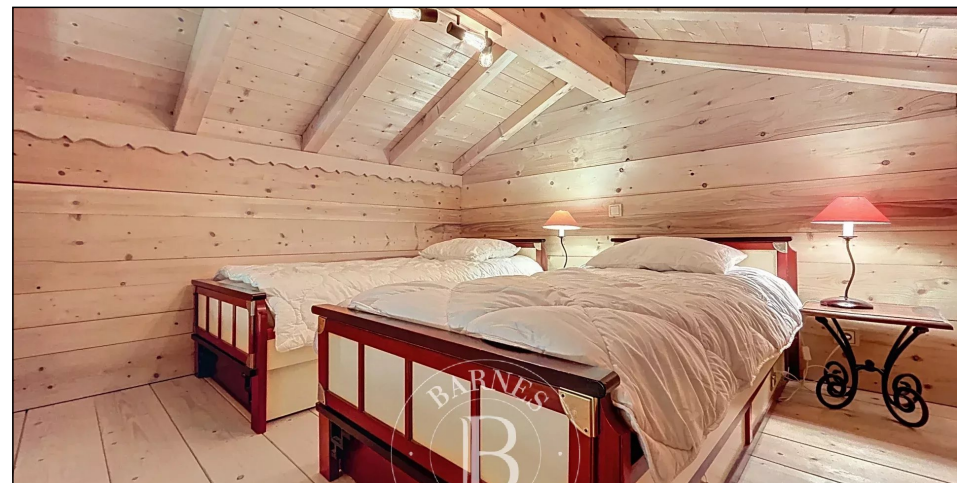
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