LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46630JST74 Price: 1 650 000 EUR

agency fees to be paid by the seller

Impressive 7-bedroom chalet in Montriond, Portes du Soleil, offering luxury living & strong rental potential







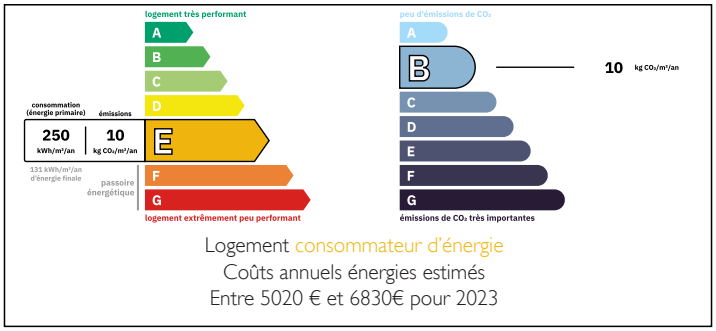








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5020 € et 6830€ pour 2023

INFORMATION

Town:	Montriond
Department:	Haute-Savoie
Bed:	7
Bath:	7
Floor:	222 m2
Plot Size:	815 m2

IN BRIEF

Chalet Béatrice is an exceptional seven-bedroom, seven-bathroom alpine retreat set on the sunny plateau of Montriond, combining traditional Savoyard charm with contemporary luxury.

The spacious chalet features a light-filled open-plan living area with vaulted ceilings, a suspended log burner, panoramic mountain views, multiple terraces, and a private jacuzzi.

With seven bedrooms, five of which are ensuite, plus a cinema room, sauna, ski room, laundry facilities, and two garages, the property offers comfort and practicality for both private enjoyment and rental potential.

Option to buy all the contents and furniture

Montriond is an increasingly sought-after alpine village close to Morzine and the Portes du Soleil,

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46630JST74 Price: 1 650 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2664 EUR**

NOTES

DESCRIPTION

SUMMARY DESCRIPTION

• Ground floor: entrance hall with central staircase, WC, master suite with two separate double bedrooms divided by a bathroom, each opening onto the garden.

• Upper ground floor: two en-suite double bedrooms with shower rooms and WCs, each opening onto the balcony; one en-suite double bedroom with bathroom and WC, opening onto a loggia.

• First floor: landing with relaxation area, two en-suite double bedrooms with shower rooms and WCs, each opening onto a balcony.

• Second floor (split over two half-levels): living area comprising a dining room and lounge opening onto a balcony, separate kitchen opening onto a balcony.

• Half-level: second lounge with a central fireplace serving two living areas, all opening onto two terraces, one of which features a jacuzzi.

• Garden level: two double garages, ski room with external access.
Basement: entrance hall/landing, cellar (TV/cinema room), laundry room, sauna, shower room, and WC.

Garden areas on all sides
Parking

Note, the chalet's energy rating is likely to be improved to a D when the new regulations are introduced in January 2027. Contact us for details.

PORTES DU SOLEIL

The Portes du Soleil is one of the largest and most renowned ski and mountain-bike areas in the world, spanning 12 resorts across France and Switzerland