



A magnificent six-bedroom chalet situated in a peaceful area right in the heart of Morzine

Price : 2 100 000 €

Reference 3974

Morzine

Chalet

Bedrooms 6

Bathrooms 4

Habitable Area 278 m²

Plot Area 1 m²

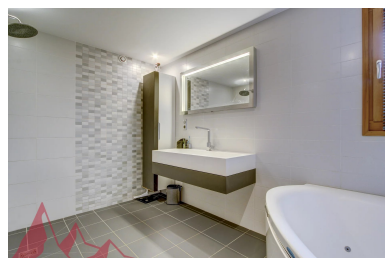
DPE Energy Rating D

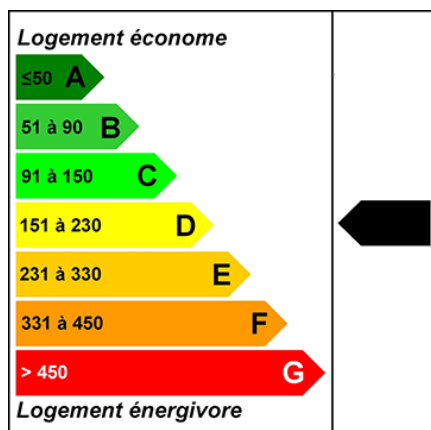
Gas Rating B

Description

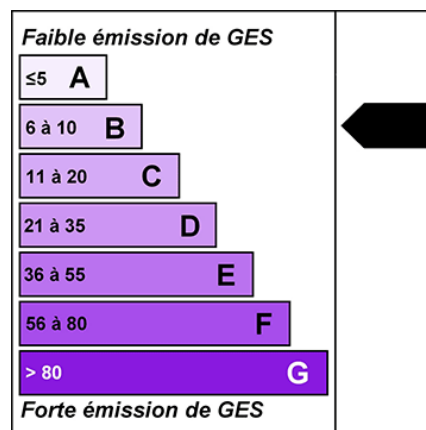
A magnificent six-bedroom chalet situated in a peaceful area right in the heart of Morzine. This magnificent chalet is located just 350 meters away from the Super Morzine cable car and the centre of Morzine village. This area is highly sought-after for its peaceful surroundings and close proximity to Morzine vibrant bars and restaurants. The chalet is positioned to receive maximum sunlight due to its southern exposure. It is an excellent family chalet with great potential for rentals. The chalet is built over four floors and has been divided into two large apartments, both with a separate entrance. On the ground floor: An entrance, a toilet, a corridor with storage space, two bedrooms, a bathroom, a laundry room, a large garage, a big cellar, as well as the technical room. On the first floor, you will find a spacious living room with high ceilings that is perfect for

entertaining. The kitchen and dining room are connected to a beautiful terrace, an ideal place to enjoy an al fresco evening dinner after a long day skiing. Additionally, this level features two generously sized bedrooms, with the master bedroom boasting a dressing room and a large ensuite bathroom, complete with a jacuzzi-style bathtub for ultimate relaxation. On the second floor, there is a separate entrance for the second apartment that is specifically designed for renting out and has a high rental yield. The floor layout includes an entrance, a hallway leading to a bedroom, a bathroom, a toilet, and a spacious dining room that opens up to the kitchen. Additionally, there is a large balcony facing southeast, which offers ample opportunities to enjoy the sun during the day. On the third floor, there is a lounge area and a large children's bedroom in the attic. The chalet is situated on a 677 m² plot. It features a double garage of 30 m², which is separated from the main chalet. The location is excellent, with plenty of sunshine, quiet surroundings, and close proximity to the city centre. For more information, please get in touch with us at Morzine Immo. The natural geographical risks to which the property is exposed can be consulted on the website www.georiques.gouv.fr.





DPE/Energy consumption:
222KWhEp/m2.an



GES/Greenhouse gas emission:
67KgCO2/m2.an

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.