



A UNIQUE 8 bedroom chalet on a huge plot of 2,369 sqm, MORZINE

Price : 2 100 000 €

Reference 3928

Morzine

Chalet

Bedrooms 10

Bathrooms 6

Floors 3

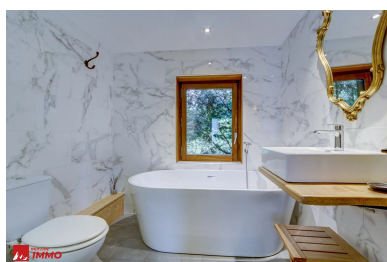
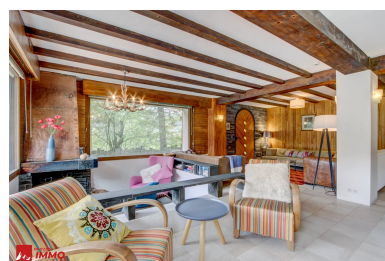
Habitable Area 350 m²

Taxe Fonciere 2645 €

Description

A UNIQUE 8 bedroom chalet on a huge plot of 2,369 sqm, MORZINE An authentic chalet with an abundance of charm is the first thing you notice about Chalet Morin. Set in gardens of 2,369 sqm which are laid to lawn it is hard not to fall love with the setting. Built in the 1950's the chalet has since been extensively refurbished to be sympathetic to the original design. The chalet sits on its own with a private entrance which takes you to the grounds of the chalet. The main chalet has extensive living areas on the garden level with 7 ensuite bedrooms on the first floor. There is an additional classic 1 bedroom chalet in the opposite corner of the grounds. This is certainly a chalet where you would feel at home in Summer and Winter. Friends and

family would be able to enjoy the area of Morzine but equally find it hard to leave such a nice setting. The chalet is located just over 2km from the centre of Morzine. The free bus with access to the mountain lifts is very close by. There is also a fantastic bakery at the end of the driveway for the morning croissants! The chalet has been superbly designed around entertaining guests and is currently run as a very successful catered chalet. The total habitable area of the chalet and smaller garden chalet is in the region of 350m². The large entrance hallway invites you into the chalet with ground floor given over to entertaining space. The living room areas face onto the garden which faces South West receiving the sunshine all day throughout winter and summer. There is a separate "wet room" entrance for storage of skis, boots and other sporting equipment. The first floor has a choice of 7 bedrooms ensuite, each with its own individual character. Plans are attached for you to look through. The gardens as you can imagine are expansive. Currently laid out with small swimming pool and hot tub, terraces and lawn laid to grass. The smaller 1 bedroom chalet is tucked away in one corner to offer total privacy. There is an ample parking area. All of the land is constructible so if you felt that you needed another chalet on the grounds then this could be achieved quite easily. There is also further potential for the chalet. At present there is an additional 1 bedroom staff apartment and a very large basement area which can be converted to more leisure space. Whether it would be cinema rooms, gym, spa or wine cellar the potential is there to include these. This is an opportunity that is RARE to the market. Generally chalets are built on such small plots but the grounds of this chalet are truly magnificent. The added benefit that the land is also fully constructible. For more information please contact us at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr



Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

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