

MORZINE IMMO

Exclusive – Bespoke 4 bedroom chalet new build in the centre of Morzine

Price : 1 800 000 €

Reference NANT CRUE CH2

Morzine Chalet Bedrooms 4 Bathrooms 3 Floors 3 Habitable Area 152 m²

Description

Exclusive - Bespoke 4 bedroom chalet new build in the centre of Morzine A superb luxury chalet development in the centre of Morzine We are delighted to present this new build programme of 3 chalets in an enviable location in the centre or Morzine. This development is being built by a superb Morzine developer who is well known to us. We have worked with this developer over the last 10 years. The images selected here are from his last development. This development is right next to the centre on a quiet side road providing a tranquil surrounding. The centre of town in only 350m away which is a 3 minute walk for all the restaurants, bars and mountain lifts. Each chalet has its own individual layout. Chalet 2: This is the middle chalet in the development with 160 sqm of habitable area. The chalet faces South West with good views from the terrace. The chalet is laid out as follows: Ground floor



- Entrance hallway with guest WC
- Utility area
- A flexible space offering the client the ability to have a gym or tv room. This area provides access onto the garden which will have the ability to have a hot tub
- Double garage with an additional entrance door right next to the main entrance of the chalet (this area is not included in the habitable area of the chalet)
- Exterior parking space First Floor
- 2 double bedrooms with ensuite bathrooms with individual balconies

MORZINE IMMO

- 2 double bedrooms with share a bathroom
- A smaller bunk room which could be used as an office space
- All bedrooms have inbuilt cupboards Top floor
- A large open plan kitchen, living and dining area
- Vaulted ceilings
- Fireplace
- Large terrace on the South West exposition The chalet will be built to the most recent Building regulations offering great energy efficiency. All chalets will come with individual air source heat pump systems providing a wet underfloor heating system which hugely cost efficient for running costs. We have a detailed specification which we can discuss with you for the chalet if you would like to arrange a call. This will detail all technical qualities and more importantly the high level of finishes that you will have the choice of to complete this amazing chalet. 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



















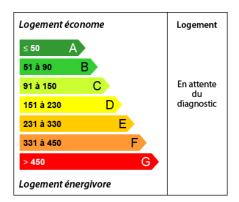
MORZINE IMMO











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.