



## Five bedroom chalet at the base of the Nyon ski slope

**Price : 1 240 000 €**

**Reference 4015**

**Morzine**

**Chalet**

**Bedrooms 5**

**Bathrooms 5**

**Floors 3**

**Habitable Area 130 m<sup>2</sup>**

**DPE Energy Rating C**

**Gas Rating A**

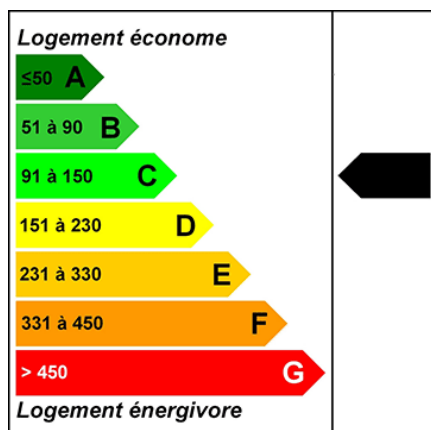
## Description

Five-bedroom chalet at the base of the Nyon ski slope This beautifully renovated detached five-bedroom en-suite chalet is located at the base of the Nyon Cable Car in Morzine. Located in a truly enviable spot, this destination is ideal for skiers seeking to hit the slopes without the need for a car or bus. With convenient ski-in and ski-out access, you can start and end your days on the mountain with ease and without the hassle of transportation. It's a dream location for any avid skier looking to maximize their time on the slopes. The chalet underwent a complete renovation in 2011 and is currently being operated as a

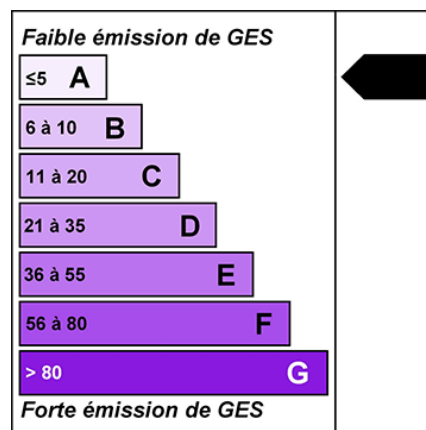


catered chalet by a British tour company. It's the perfect size and layout for either running a business or using as a family home. It is 2 kilometres away from the Morzine Tourist Office, and there is a free Navette bus stop located 200 meters down the road. The chalet is constructed on three floors: Ground Floor: - Entrance hall - Two double en-suite bedrooms - Separate WC and wash basin - Boiler/Utility Room - Stairs to first Floor First Floor: - Stairs open into a large open plan kitchen/lounge dining area with two sets of double doors opening onto a large terrace and balcony, that in turn gives access to steps leading to the outside space and the hot tub Second Floor - Accessed by stairs from the first living/dining area Three double bedrooms all en-suite For more information, don't hesitate to get in touch with us at MORZINE IMMO. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





**DPE/Energy consumption:**  
**129KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**38KgécqCO2/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.