



## Large renovated 4-bedroom chalet just few minutes walk from Morzine

**Price : 1 250 000 €**

**Reference 3966**

**Morzine**

**Chalet**

**Bedrooms 4**

**Bathrooms 3**

**Habitable Area 132 m<sup>2</sup>**

**Plot Area 1 m<sup>2</sup>**

**Taxe Fonciere 2522 €**

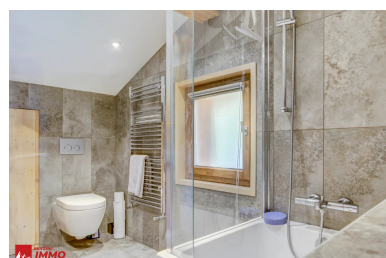
**DPE Energy Rating F**

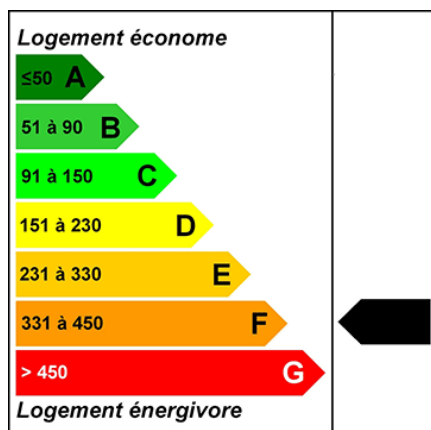
**Gas Rating C**

## Description

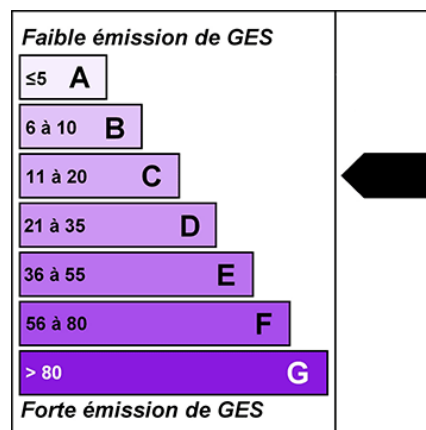
Large renovated 4-bedroom chalet just few minutes walk from Morzine This chalet is located on the Route des Putheys, on the free shuttle bus route to the cable car for Avoriaz and Le Pleney. The centre of Morzine can be reached in just 10 minutes

walk and by shuttle bus. Beautiful views over the valley and Avoriaz from the sunny terraces of this 200 m2 chalet. The chalet has three levels with 4 bedrooms, approximately 200 m². There are plenty of balconies and terraces to make the most of the sunshine and superb views from this chalet. The chalet is as follows: On the ground floor, there is a double garage, a cellar, a ski room and a utility room. On the first floor, there is a large entrance hall leading to a first apartment with 2 bedrooms, a bathroom, a separate kitchen and a living area with a large terrace and balcony. On the second floor, there is a second duplex apartment, completely renovated in 2014, with two bedrooms, two bathrooms, a fully equipped kitchen, a small office area and a large living/dining room with a fireplace. The chalet is set in 405 m2 of land with panoramic views of the ski slopes and mountains. Very good sunny location, quiet, close to the centre with shuttle bus nearby. This property could offer a good rental yield or make a very attractive family home with some embellishment work. For more information, don't hesitate to contact 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:**  
**445KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**93KgCO2/m2.an**

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