



## **Luxurious 7 bedroom chalet in an elevated position with panoramic views across the Morzine Valley**

**Price : 4 100 000 €**

**Reference SAVILLS**

**Morzine  
Chalet  
Bedrooms 7  
Bathrooms 5  
Floors 4  
Habitable Area 528 m<sup>2</sup>**

### **Description**

Luxurious 7-bedroom chalet in an elevated position with panoramic views across the Morzine Valley. Chalet Les Copains is one of the finest chalets in the Morzine Valley, impeccably designed and ideally located in sought-after L'Élé, between Montriond and Morzine. Originally built in 2004, the property is in excellent condition and was recently modernised to a very high internal standard with all the features one could ask for in a luxurious ski chalet. Les Copains occupies an elevated position and has been designed to maximise sunshine throughout the day and early evening, with views to the east, south and

west, across Morzine and towards the mountains in all directions. Internally, the chalet is extremely spacious with circa 528 sqm of space (including a double garage) over four floors. There are seven bedrooms in total, six doubles and one currently arranged as a bunk room for children. The large principal en-suite bedroom is discreetly situated on the same level as the living area and has direct access to an outdoor seating area. Three of the en-suite bedrooms on the second floor have direct access to a shared balcony with mountain views. A large and spacious open-plan living, dining and kitchen area with a stunning central fireplace occupies the first floor of the chalet and benefits from access to the extensive wrap-around south-facing terrace. The clever design of this space includes a partially-separated kitchen, which was fully renovated in May 2023, complete with Gaggenau equipment. There is a dedicated cosy TV snug in part of the living area. Les Copains has outstanding spa and wellness facilities on the ground floor, including a heated indoor swimming pool with relaxation deck, steam room, massage room and sauna. A well-equipped fitness studio can be found on the mezzanine level of the spa. There is also an outdoor jacuzzi which is discreetly tucked away on the terrace on the 1st floor of the chalet. The chalet has an abundance of storage space, including a dedicated ski and boot room and an integrated double garage. There is additional external parking and a carport for two vehicles. Chalet Les Copains presents a rare opportunity to acquire an exceptional mountain home with an abundance of space and luxurious features. Key features:

- Imposing chalet with high quality interior specification
- Originally built in 2004 (only 2 owners)
- 528 sqm (approx.) of total internal space, plot of 2,463 sqm (approx.)
- 7 bedrooms in total, 5 en-suite
- Large open-plan living and dining area with superb central fireplace
- Brand new Gaggenau kitchen (fitted May 2023)
- Expansive wrap-around terrace, with dining and relaxation areas
- External hot tub on terrace
- Panoramic views of the Morzine Valley & mountains
- Many hours of sunshine with orientation to the east, south and west
- Underfloor heating and high-speed broadband
- Indoor swimming pool with decking and relaxation area
- Spa with equipped gym, sauna, steam room & massage room
- Impressive traditional wine cellar with bar area
- Spacious ski & boot room with heated boot racks
- Integral double garage and external car port for 2 more cars
- Super Morzine Telecabine 2 km, Montriond Village 1.6 km Please contact Morzine Immo directly for further information and to arrange viewings. 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)







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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