



Luxury 5 bedroom detached chalet in a quiet hamlet next to the centre of Morzine

Price : 2 650 000 €

Reference 3837

Morzine

Chalet

Bedrooms 5

Bathrooms 4

Description

Luxury 5 bedroom detached chalet in a quiet hamlet next to the centre of Morzine. We are pleased to offer this exciting new build chalet to the market. Situated in the quiet hamlet of "Le Crepet", in the sought after area of La Mernaz. It is the perfect spot in which to enjoy the mountains but only 10 minutes walk into the centre of Morzine to enjoy the bars and restaurants. The entire area to the rear of the chalet is all natural land which cannot be built on. This area of La Mernaz has plenty of sun and also is only 300m from the Nyon cable car which gives access into the Morzine/Les Gets ski area. You can finish your day skiing back to this cable car with a short walk home. There is a regular bus which gives access into the centre of Morzine. With an area of more than 320 sqm, the chalet is spread over three levels, and includes: - Large living room/kitchen area of 60 sq m opening onto a large south-west facing balcony; - Vaulted ceiling in the living room - 5 large double bedrooms ensuite with terrace and balcony, including a master bedroom of over 17m2 - Cinema/games room - Gym - Ski room - Bike room - Laundry room - A large double underground garage of over 79m2 - Garden access with terraces. The chalet is situated on a beautiful plot of 393 m2 with a breathtaking view of the mountains and ski slopes. There are reduced purchase costs of only

2.2% of the purchase price. You will also have the ability to claim back 20% of the purchase price (VAT element) if you enter into a contract to rent your chalet. The construction will respect the latest build regulation, allowing a comfortable and economic property. A delightful new build chalet in the heart of Morzine. For more information, don't hesitate to get in touch with us at contact@morzine-immo.com 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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