



## Luxury New Build 5 bedroom chalet

**Price : 1 750 000 €**

**Reference 3797 - CHALET 3**

**Morzine**

**Chalet**

**Bedrooms 5**

**Bathrooms 3**

**Habitable Area 183.39 m<sup>2</sup>**

## Description

Luxury New Build 5 bedroom chalet Nestled in the "Vieux Moulin" hamlet, in the popular "Vallée de La Manche" area, this chalet will offer a modern and spacious design build by reputable local firm. It will offer an open plan kitchen/living and dining area, 5 bedrooms, games room and of course being close to the Portes du Soleil ski domain, and the vibrant Morzine resort. The tranquil hamlet is perfect for those searching for a peaceful environment, surrounded by mountains and forests. 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. Walking into the centre will take around 12 minutes to the popular Rue du Bourg with its bars and restaurants. It will be built on 2 levels, for a delivery winter 2024. 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. It will be composed of: Entrance level :-

-entrance hall

-a large living area with access to a lovely deep terrace

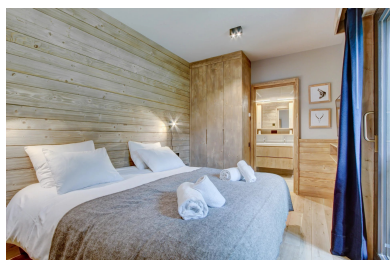
-a ski locker Lower level :

-4 bedrooms

-bunk room

-games room

-a laundry room and technical room A delightful new build chalet in the heart of Morzine. Contact Morzine Immobilier for more details



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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