



## **PRIME, AUTHENTIC, CHARMING opportunity**

**Price : 2 200 000 €**

**Reference 4075**

**Morzine**

**Chalet**

**Bedrooms 9**

**Habitable Area 450 m<sup>2</sup>**

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

**DPE Energy Rating F**

**Gas Rating C**

## **Description**

**PRIME, AUTHENTIC, CHARMING opportunity** This delightful barn represents part of the history and tradition in Morzine. It is an exceptional opportunity for someone to create the chalet of their dreams in superb location. In total there is over 450sqm of potential habitable within the building on a plot of just under 1,500sqm. Views are outstanding from the barn level on the first floor with its vaulted ceilings. This has the potential to be one of the outstanding properties in our area. The chalet is situated in L'élé which is one of the most sought after areas in Morzine. Equidistant between the centres of Morzine and Montriond everything is easily accessible on foot with both being under a 10 minute walk. The free bus is also very close to the front

door and offers a great service to the Ardent cable car, which provides swift access to Avoriaz. In total, the property has 9 double bedrooms in today's configuration, with the potential for at least 10 more! This is an excellent opportunity for someone who may wish to earn an income from their investment or take the time for a renovation project, or who may want a large property at this price. The farmhouse is built over 2 levels and comprises the following: Ground floor

-Two entrances giving access to the two current dwellings.

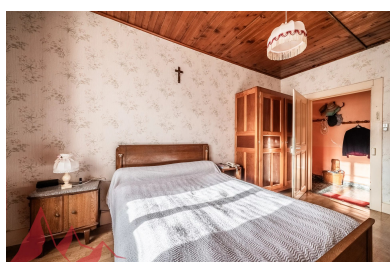
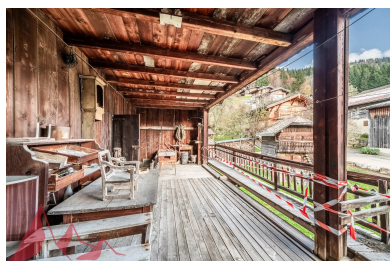
-Two dwellings totalling 240m2.

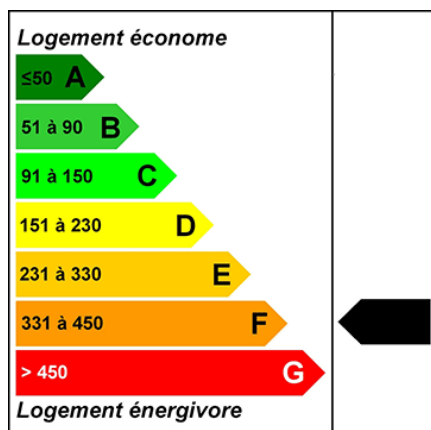
-A former stable

-A large storage room

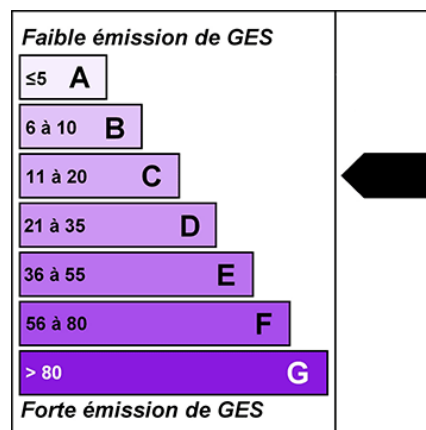
-Large utility room First floor

-A barn with a floor area of 230m2 with vaulted ceilings and views South west This magnificent farmhouse is built on 1500m2 of private land, with a double garage, a mazot, a pond with access to a spring and a vegetable garden. For more information, please contact us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com). Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>





**DPE/Energy consumption:**  
**332KWhEp/m2.an**



**GES/Greenhouse gas emission:**  
**104KgEqCO2/m2.an**

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