



PRIME chalet next to Super Morzine cable car with a GARDEN

Price : 1 090 000 €

Reference 4042

Morzine

Chalet

Taxe Fonciere 570 €

Description

PRIME chalet next to Super Morzine cable car with a GARDEN A truly amazing opportunity to purchase a chalet in the centre of Morzine next to the Super Morzine cable car. This is an enviable location in the heart of Morzine which retains a peaceful surrounding, garden and south west facing views of the Pleney ski slopes. Located 50m from the Super Morzine cable and in the centre of Morzine this will provide a client with an amazing rental potential once works are completed. The chalet is in need of a total renovation and could even be extended into the part of the garden area. Currently the chalet is laid out over 3 floors. The second and third floors have huge potential to provide an amazing living area with vaulted ceilings and additional bedrooms on a mezzanine area. There is an additional smaller basement area with separate access. For clients with the appetite for a renovation project this is something that must be viewed. The chalet also comes with a very large parking area and garage which is accessed via the garden area. The potential of this project is amazing and we are more than happy to help with finding a trusted team to assist you in the renovation. For more information, please contact Morzine Immo. 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 économe | | |

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1)** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2)** These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3)** Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4)** Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.