



Stunning chalet in PRIME location in the centre of Morzine

Price : 2 950 000 €

Reference Chalet A - 3894

Morzine

Chalet

Bedrooms 5

Bathrooms 5

Habitable Area 240 m²

Description

Stunning chalet in PRIME location in the centre of Morzine. A fabulous 5 bedroom chalet in one of the most sought-after locations in Morzine. This new build chalet is in the centre of the village and offers stunning views of the mountains and the ski slopes. The total area of the chalet is 240sqm. The main chalet is built over three floors and has a spacious open living room of 65 m² opening onto a balcony of 26 m². There is part of this with vaulted ceiling. The images are from the most recent

development from the same developer. The plans are shown on the with the images but please contact us for the scaled drawings. The chalet has private secure parking on the lower floor accessed from a ramp off the road. There is independent access from this level into the chalet as well its main entrance on the ground floor. At the lower level there is ample storage which can be turned into a great ski/boot room and bike area. There is also the independent access from the ground floor taking you into a spacious hallway. This level has 3 double bedrooms with access onto the garden area. First floor is the main open living area with part vaulted ceiling and great terrace with sun and panoramic views. There is also a double bedroom ensuite. On the top floor is the spacious master suite. This is a very exciting project in the heart of the centre which is just 2 minutes walk to the Super Morzine cable car with access to Avoriaz. The "petite train" is also just outside the door to take you over to the Pleney cable car (access Morzine/Les Gets ski slopes) for those that do not want the 5 minute walk. The chalet will be built according to the highest ecological standards in terms of insulation and heating system. The benefits of buying new

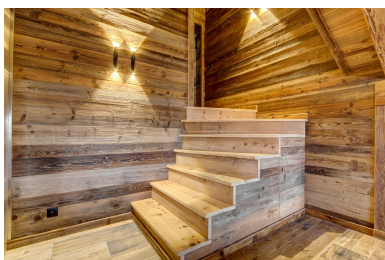
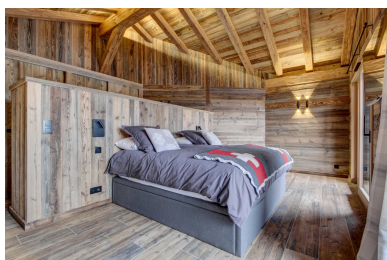
-Customizable interiors

-Optimal thermal and acoustic insulation

-Building warranty

-Low power consumption

-Reduced notary fees Exterior visuals show the chalet. The interior images are examples of previous work by this developer. For more information, please contact 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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