



Super prime opportunity for 4 bedroom chalet in the centre looking onto Pleney ski slopes.

Price : 1 600 000 €

Reference 4049

Morzine

Chalet

Bedrooms 4

Bathrooms 4

Habitable Area 170 m²

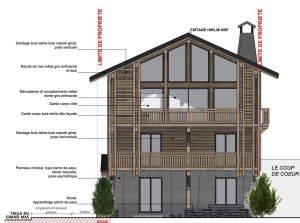
Description

Super prime opportunity for 4 bedroom chalet in the centre looking onto Pleney ski slopes. This is an incredible opportunity for a client to purchase an outstanding building in the centre of Morzine on the main square. The property has been granted planning to create an exceptional high end triplex with vaulted ceilings and incredible views of Morzine and the ski slopes. The situation is the best in Morzine overlooking the town square and equidistant between the Pleney ski slopes and Super Morzine cable car for access to Avoriaz. All amenities are on your doorstep and there is no need for public transport or a car. The property will be one of a kind in the centre of Morzine as it is not part of a large residential development but a stand alone property with no other residential tenants. The project has planning permission granted and the works have been costed to provide a luxury finish to the interior and exterior of the building. The new project will be an apartment of some 170sqm with an additional 30sqm of space a basement level. There will a new roof structure and external finishes with entire interior being recreated into a stunning chalet. The finished project will compose of First floor

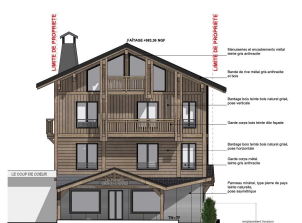
- Master bedroom with ensuite and large terrace facing the Pleney slope
 - Large double bedroom with ensuite bathroom
 - Double bedroom with independent bathroom
 - Guest WC Second floor
 - Open plan living, dining and kitchen area
 - Vaulted ceiling in the living area with old wood finishes and large glass portions with a South West exposition
 - Large terrace with ability for hot tub
 - Pantry off the kitchen area Top floor
 - Master bedroom with ensuite. Basement level
 - Large storage area for sports equipment and ski room. Exterior
- 2 parking spaces The property has been designed by a leading Morzine architect and interior designer. The project has been priced and we have the ability to show you the types of high end finishes which have been priced. All plans and prices are available on request. The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr



Projet 1/125°



Projet 1/125°



Projet 1/125°



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	

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.