



## **Superb luxury chalet of 5 bedrooms, in the most sought-after area of central Morzine**

**Price : 2 850 000 €**

**Reference 3976**

**Morzine**

**Chalet**

**Bedrooms 5**

**Bathrooms 4**

**Habitable Area 225 m<sup>2</sup>**

### **Description**

Superb luxury chalet of 5 bedrooms, in the most sought-after area of central Morzine. Situated in arguably the best location in Morzine this area is steeped in history. The Taille de Mas is next to some of the most prestigious and historic buildings of Morzine. The TWINK chalet will enjoy breathtaking views of the Pleney slopes and the Pointe de Nyon with its South to West exposition. This is the tranquil heart of Morzine, a very calm setting which is just a minute walk to the centre. You will also have the ability to ski back to just a few metres from your front door. The imposing view of the Pleney mountain underlines the property's excellent location. This chalet, with over 225 m<sup>2</sup> of habitable area at the foot of the Pleney slopes, will be built using only the highest quality materials and will offer 5 bedrooms. The TWINK chalet can comfortably accommodate 10 people within its 5 large bedrooms. The style will be contemporary but in keeping with mountain tradition. The purchaser will be able to steer the design to their dream chalet. This fabulous ski in & ski out chalet is composed as follows: Ground floor: we have a large entrance hall with storage space, a large private garage for two cars, a fitness room with sauna opening onto a terrace

with a jacuzzi, a large bedroom with ensuite bathroom and a laundry room. On the first floor, there are 4 bedrooms with built-in wardrobes, 2 of which have en-suite bathrooms, there is an additional family bathroom, a separate toilet and a storage room. On the top floor, we have a large open plan living area of over 77 m<sup>2</sup> with vaulted ceilings. The area comprises a sitting room with a fireplace, a fully equipped kitchen next to the dining area. There is also a large terrace. The use of quality contemporary materials, old wood and natural stones, combined with large windows for a maximum view of the ski slopes and the prominent Nyon mountain. Its construction will be meticulously carried out by renowned craftsmen from Morzine and the region who will guarantee a neat, high-end finish and an excellent quality of service after your acquisition. All companies have worked previously with the developer. Framework in brushed larch, cut stone, graphite zinc copings, old wood cladding, graphite metal frames, all following quality construction techniques and in accordance with current standards. For more information and inquiries, please do not hesitate to contact Morzine Immobilier. We would be delighted to share further details about this exceptional chalet. The natural geographical risks to which the property is exposed can be consulted on the website [www.georiques.gouv.fr](http://www.georiques.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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