



A Beautifully Refurbished Seven-Bedroom Farmhouse in the Heart of Morzine

Price : 2 250 000 €

Reference 4205

Morzine

Chalet

Habitable Area 268 m²

DPE Energy Rating C

Gas Rating A

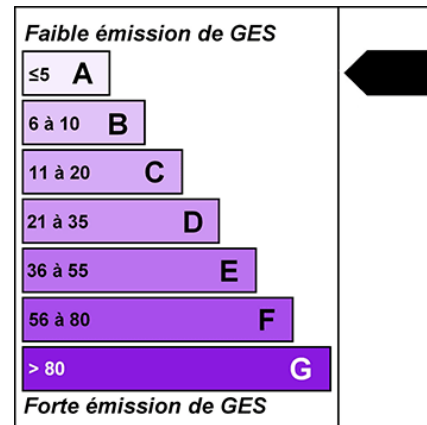
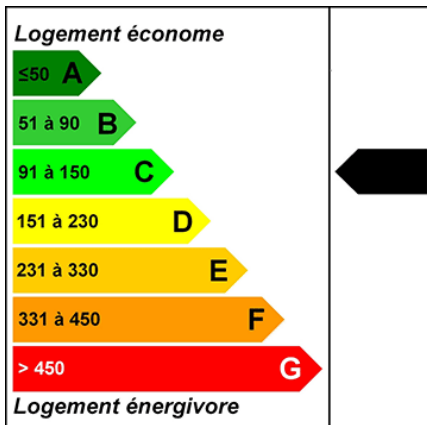
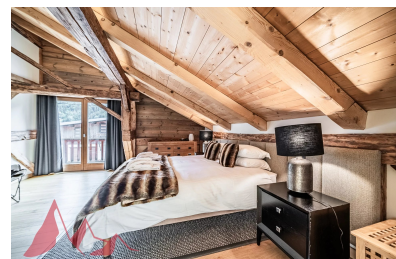
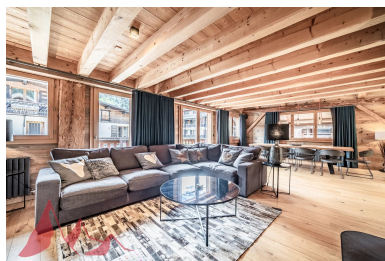
Description

Exclusively marketed by Morzine Immobilier an international associate of Savills. This is a rare opportunity to acquire a beautifully refurbished farmhouse in one of the most sought-after locations in central Morzine. Situated on the historic Chemin de la Vieille Plagne, the property enjoys a peaceful and authentic setting whilst being just moments from the centre of the village and all its amenities. Unlike many areas that underwent significant redevelopment during the expansion of tourism in the second half of the twentieth century, Chemin de la Vieille Plagne has retained much of its original Alpine character. Lined with traditional farmhouses and older chalets, it remains one of the most charming and tranquil addresses in central Morzine.

The Super Morzine cable car is just a four-minute walk away, providing fast and convenient access to the extensive Portes du Soleil ski area, whilst shops, supermarkets, bars and restaurants are all within easy walking distance. Impressive from the roadside and arranged over three levels, the property has been cleverly configured to provide a substantial five-bedroom main chalet together with a superb independent two-bedroom apartment. Both have their own private entrances and can operate entirely independently, offering considerable flexibility for personal use or rental income. The current owner, for example, often retains the apartment during peak rental periods whilst letting the main chalet, maximising both enjoyment and returns. Designed and completed by a renowned interior architect, the property combines traditional Alpine charm with contemporary finishes and is presented in immaculate condition throughout. Main Chalet Entrance Level

- Entrance hallway
- Utility area
- Separate ski boot room and sports entrance
- Sauna with shower area
- Separate WC
- Access to a large basement storage area First Floor
- Spacious open-plan kitchen, dining and living area
- Central fireplace
- Fully equipped modern kitchen
- Cinema room
- Separate WC
- Full-width balcony with panoramic mountain views
- Two double bedrooms
- Family bathroom Second Floor
- Vaulted ceilings throughout
- Principal bedroom with en-suite bathroom and private balcony
- Double bedroom with balcony
- Further double bedroom
- Family bathroom
- Mezzanine area currently used as a home office Independent Apartment
- Private entrance hall
- Open-plan kitchen and dining area
- Spacious sitting room
- Two double bedrooms, one with additional bunk beds
- Family bathroom The apartment also benefits from a large independent cellar, providing ample storage for skis, bikes and other sporting equipment, an increasingly valuable feature for year-round Alpine living. The property further benefits from on-street parking together with two secure garages located within the neighbouring residence, providing valuable additional parking and storage in this highly sought-after central location. Properties of this quality and character in such a central yet

peaceful location are exceptionally rare. In addition to providing a wonderful family home, the chalet benefits from a strong and established rental history, making it equally attractive as an investment opportunity. For further information and floor plans, please contact Morzine Immobilier. Information regarding the natural risks to which this property is exposed is available on the website www.georisques.gouv.fr.



DPE/Energy consumption:
111KWhEp/m2.an

GES/Greenhouse gas emission:
33KgégCO2/m2.an

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