

A Charming Two-Bedroom Chalet with Spectacular South-West Facing Views, MORZINE

Price : 575 000 €

Reference 4199

Morzine
Chalet
Bedrooms 2
Habitable Area 65 m^2
Taxe Fonciere 860 €

Description

Exclusively marketed by Morzine Immobilier A rare opportunity to acquire a charming two-bedroom chalet enjoying spectacular south-west facing views over Morzine and the surrounding mountains. Offering the privacy and independence of chalet living, the property combines an exceptional setting with convenient access to the village centre and ski lifts. Combining tranquillity with convenience, the centre of Morzine is just 1.7km away and can be reached on foot in approximately twenty minutes. During the winter season, a free shuttle bus stopping immediately outside the residence provides effortless access to the ski lifts and village centre. Arranged over three floors, the chalet has been thoughtfully designed to maximise both the

living space and the remarkable views. Upon entering, an entrance hall leads to an impressive open-plan kitchen, dining and living area featuring double-height ceilings and a corner fireplace, creating a welcoming atmosphere throughout the year. Large openings frame the panoramic mountain views, whilst a balcony and terrace provide excellent outdoor space. An independent WC completes this level. Above, a mezzanine overlooking the principal living area is currently arranged as a children's television and games room, although the space could equally provide additional accommodation for two guests. The lower floor comprises two double bedrooms. The principal bedroom benefits from an en-suite bathroom, whilst the second bedroom is served by an independent bathroom. The residence also benefits a fabulous outdoor swimming pool that is operational during the summer months. Perfect for relaxation during the warmer periods. The property offers an appealing alternative to a larger chalet or apartment residence and would make an ideal second home or investment property. There is an established history of attractive rental income, details of which are available upon request. Combining the charm of a traditional Alpine chalet with magnificent views and excellent accessibility, this is a rare opportunity to acquire a property of this nature in Morzine. The apartment has a habitable area of 65sqm (Loi carrez 57sqm and a further 8sqm under the height of 1.8m) For further information, please contact Morzine Immo at contact@morzine-immo.com. Information on the risks to which this property is exposed is available on the Géorisques website http://www.georisques.gouv.fr



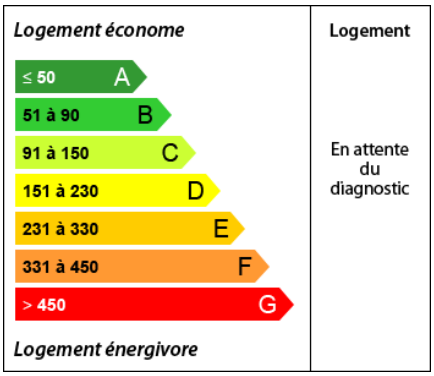










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