



## **An authentic Savoyard farmhouse with an independent 2 bedroom apartment, Morzine**

**Price : 1 200 000 €**

**Reference 4047**

**Morzine**

**Chalet**

**Bedrooms 8**

**Habitable Area 330 m<sup>2</sup>**

**DPE Energy Rating D**

**Gas Rating A**

## **Description**

An authentic Savoyard farmhouse with 6 bedrooms and an additional independent 2 bedroom apartment, Morzine. The chalet is situated in an historic area of Morzine, just a short walk into the centre but a tranquil area with many great chalets in the area. The walk into the centre is under 5 minutes. The free bus is also very close to the front door providing a very efficient service to the Ardent cable car with access to Avoriaz. This charming family farmhouse is cosy and well-established. The chalet is perfectly habitable but has the potential to be an amazing chalet within the area. The chalet in the past has always

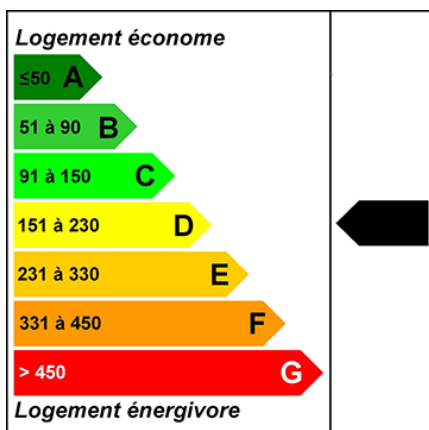
been run as company providing catered and self catered holidays. Given the location and size of the chalet this could easily be continued. In total the property has 8 double bedrooms of which the chalet has 6 bedrooms (2 of the rooms having an additional mezzanine areas) and the independent apartment with 2 bedrooms. It is a great opportunity for someone who perhaps wants to earn some income from their investment or to take time in a renovation project or perhaps wants a large property in a great area at this price. The chalet is built over 3 levels and consists of the following Ground floor

- Main entrance to both chalet and apartment
- Entry to the independent 2 bedroom duplex apartment.
- Garage
- Large storage room
- Large Utility area
- Boiler room with new efficient pellet boiler system providing heating and hot water to the chalet. First floor
- Independent access to the chalet
- Office
- Large Kitchen
- Open plan living and dining area which opens onto a large terrace
- 1 bedroom with ensuite bathroom. Second floor

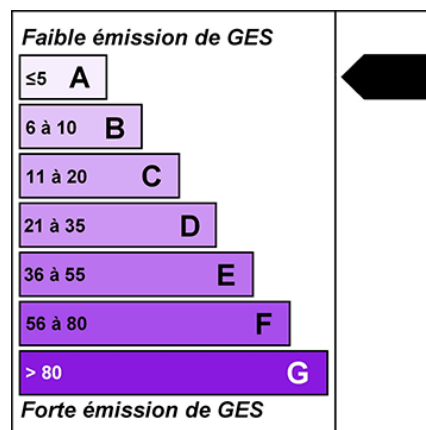
-5 double bedrooms (2 of which have further space in additional mezzanine areas) and 5 bathrooms. The chalet represents a great price for a substantial property in what many regard as the most prime area of Morzine. For more information, don't hesitate to get in touch with us at [contact@morzine-immo.com](mailto:contact@morzine-immo.com). The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)







DPE/Energy consumption:  
183KWhEp/m2.an



GES/Greenhouse gas emission:  
5KgéqCO2/m2.an

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