



**An individual central chalet presented in immaculate condition.
RARE to the market.**

Price : 950 000 €

Reference 4143

Morzine

Chalet

Bedrooms 2

Bathrooms 2

Habitable Area 84.11 m²

DPE Energy Rating D

Gas Rating A

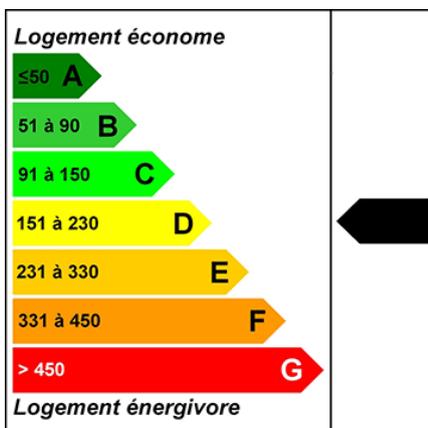
Description

This is a fabulous individual chalet next to the centre of Morzine. The chalet is just 270m from bars, restaurants and shops of Morzine. Access to skiing is quick and easy with the use of the free bus which will provide access to Avoriaz or the Pleney (Morzine/Les Gets slopes) This is a super opportunity for a client looking to have his own smaller chalet without the hassles of the larger residences where most 2/3 bedroom opportunities reside. The chalet is has a superb exposition to the South and

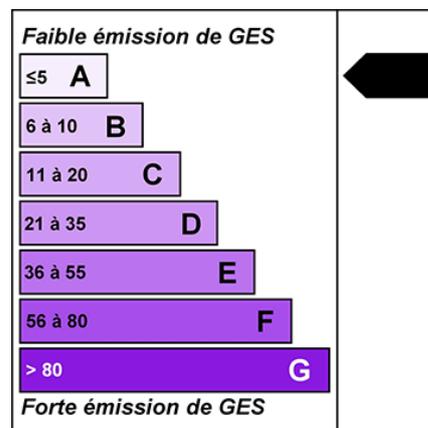
benefits sunshine throughout the day. The terrace is a great size on which one can dine out and entertain on during the warmer months. Inside the large 40sqm open plan living area with fireplace is very similar to larger chalets. This is for a client that likes space and will relish their independence. The chalet is built over 3 levels and has been thoughtfully designed

Ground Floor: A large entrance with a closet, a separate toilet, a laundry room, a ski room, and a garage. First Floor: The bright living area with a fully equipped modern kitchen, a sitting room and dining area with a fireplace and access to the balcony. Second Floor: Two bedrooms with vaulted ceilings, an additional sleeping area, and a large family bathroom. The master bedroom also has a south facing balcony. With some simple work a 3rd bedroom could be created in this chalet. The master bedroom could also have an ensuite bathroom by dividing the large family bathroom in two. The property is subject to the rules of the co-ownership with the 4 other chalets but each is very independent. For more information, please contact Morzine Immo. Information on the risks to which this property is exposed is available on the Géorisques website: <http://www.georisques.gouv.fr>





DPE/Energy consumption:
213KWhEp/m2.an



GES/Greenhouse gas emission:
8KgégCO2/m2.an

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