



## Beautiful chalet with an exceptional location close to the ski lifts, MORZINE

Price : 1 480 000 €

Reference CHAMOIS D'OR

Morzine

Chalet

Bedrooms 7

Bathrooms 6

Floors 3

Habitable Area 240 m<sup>2</sup>

Taxe Fonciere 1437 €

### Description

Beautiful chalet with an exceptional location close to the ski lifts, MORZINE Located at the entrance of Vallée de la Manche, in the Nyon area, this elevated chalet offers superb views of the Pléney and Nyon. Its southwest orientation guarantees optimal sunshine throughout the day. The location makes this chalet truly unique. From its terrace, a staircase provides direct access to the Nyon cable car and the Portes du Soleil ski area. There is a bus stop with direct access to the centre of Morzine

right outside the chalet. A charming walk along the river is also easily accessible, either to access the resort walking, or for any your general mountain sporting activity (mountain biking, jogging, canyoning, climbing...) towards the top of the valley and the famous Lac des Mines d'Or. With a total area of 240m<sup>2</sup>, the chalet is spacious and will be able to accommodate many guests with its 7 bedrooms 6 bathrooms. It is layed-out as follows: Entry level:

- Main entrance
- On a mezzanine halfway up, large dining room with 14 seats
- Open living room with fireplace and large windows guaranteeing excellent light
- A first terrace
- A kitchen
- A double bedroom en suite with a view Level 1 :
- 3 bedrooms with en-suite bathrooms
- A bunk room with bathroom Level 2 :
- 2 double bedrooms with en suite bathroom
- A ski room with boot dryers
- Access to a large terrace with jacuzzi and to the garden
- Staircase from the terrace giving access to the Nyon cable car It is an ideal investment for those looking for a chalet close to the lifts. It has a guaranteed rental return, and works both as a family home or rental investment. Please contact us for more information.





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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