



## Central Morzine chalet with superb potential in a prime area

**Price : 944 000 €**

**Reference 4071**

**Morzine**

**Chalet**

**Bedrooms 4**

**Bathrooms 2**

**Floors 3**

**Habitable Area 180 m<sup>2</sup>**

### Description

Central Morzine chalet with superb potential in a prime area This semi detached farmhouse is located in a tranquil area of Morzine just a few minutes walk into the centre. With a south west exposition the chalet benefits views over Morzine looking toward the Pleney ski area and surrounding mountains. It is a very popular area of Morzine for investment and rental returns. The chalet is situated on Chemin de la Salle. The free bus runs along the road providing easy access to the mountain lifts and ski areas. By foot, you can walk into town easily in under 10 minutes. The chalet offers huge potential to a purchaser in terms of works that could be undertaken. It is currently arranged as two 2 bedroom apartments with a huge barn area which can be converted into habitable area. The chalet could easily be converted into one large chalet and still keep one of the 2 bedroom



apartments for rental. The two bedroom apartments are located over one floor each on the ground and first floor levels. They both have a kitchen, separate living areas, 2 bedrooms and a bathroom. They are both around 90sqm each. Both benefit the South west facing façade with views. As can be seen on the photos there remains a huge amount of further space which can be converted into habitable area. Some works have been completed on the roof, structure and new floor joists have been completed for the new floor level. This section of barn area has huge potential create something quite amazing keeping the exposed wood work and opening up panoramic views. The chalet is easily accessible and has ample parking with a garden area. An incredible opportunity to create an amazing chalet in a prime area of Morzine. For more information please contact us at MORZINE IMMOBILIER



| Logement économe    | Logement                       |
|---------------------|--------------------------------|
| ≤ 50 A              | En attente<br>du<br>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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