



## Charming DETACHED chalet with 3 bedrooms in the centre of Morzine

**Price : 1 325 000 €**

**Reference 4017**

**Morzine**

**Chalet**

**Bedrooms 3**

**Bathrooms 2**

**Habitable Area 101 m<sup>2</sup>**

**Taxe Fonciere 521 €**

**DPE Energy Rating B**

**Gas Rating A**

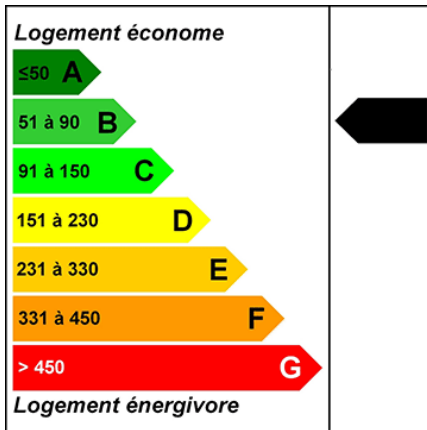
### Description

Charming DETACHED chalet with 3 bedrooms in the centre of Morzine. A delightful chalet in a popular area of Morzine a short walk to the centre of the village. Situated on Route des Udrezants this is a quiet and sunny area with views of the mountains. The chalet is very well connected to the free bus shuttle routes providing very easy access to the mountain lifts for either Avoriaz or Morzine/Les Gets. The chalet was built in 2021 and meets all of the modern ecological requirements. IT was constructed by a well known local builder and the remainder of the 10 year warranties will be passed to the purchaser. The chalet is laid out as a spacious 3 bedroom chalet which is rare in Morzine as developers generally build to get as the maximum amount of bedrooms into a chalet. There is the possibility of creating a 4th bedroom very easily. The habitable surface area of

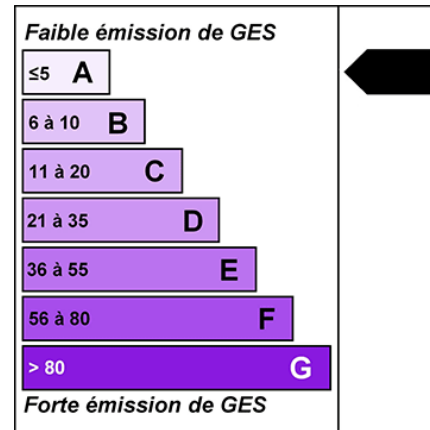
the chalet is 101m<sup>2</sup> and sits on an individual plot of 352m<sup>2</sup>. The chalet is exceedingly homely and will make the perfect family home or holiday chalet. If you visit the Morzine Immobilier website you will find a 3D walkthrough for you to explore further. It is laid out as follows Ground floor

- Open plan living area with double height ceilings in the dining area
- Central fireplace
- Living room to one end of the chalet
- Small utility room off the kitchen
- Double bedroom with ensuite
- Independent WC First floor
- Mezzanine games room or office looking down onto the dining area. This area could easily be converted into the 4th bedroom
- 2 double bedrooms with vaulted ceilings
- Family bathroom Exterior
- There is a terrace surrounding the property
- ample space for parking where a garage could be built in the future. The chalet will have a superb rental potential given its proximity to the village centre and free bus routes to the mountain lifts. For more information, please contact us at MORZINE IMMOBILIER. 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:  
66KWhEp/m2.an



GES/Greenhouse gas emission:  
3KgéqCO2/m2.an

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