



## **Exclusive – Bespoke 4 bedroom chalet new build in the centre of Morzine**

**Price : 1 900 000 €**

**Reference NANT CRUE CH1**

**Morzine**

**Chalet**

**Bedrooms 4**

**Bathrooms 3**

**Floors 3**

**Habitable Area 160 m<sup>2</sup>**

## **Description**

Exclusive - Bespoke 4 bedroom chalet new build in the centre of Morzine A superb luxury chalet development in the centre of Morzine We are delighted to present this new build programme of 3 chalets in an enviable location in the centre of Morzine. This development is being built by a superb Morzine developer who is well known to us. We have worked with this developer over the last 10 years. The images selected here are from his last development. This development is right next to the centre on a quiet side road providing a tranquil surrounding. The centre of town is only 350m away which is a 3 minute walk for all the

restaurants, bars and mountain lifts. Each chalet has its own individual layout. Chalet 1 : One of the larger chalets with 170 sqm of habitable area. This chalet is on one end of the development with a South West exposition. The chalet is laid out as follows Ground floor

- Entrance hallway with guest WC
- Utility area
- A flexible space offering the client the ability to have a gym or tv room. This area provides access onto the garden which will have the ability to have a hot tub
- Double garage with direct access into the chalet (this area is not included in the habitable area of the chalet)
- Exterior parking space First Floor
- 2 double bedrooms with ensuite bathrooms
- 2 double bedrooms with share a bathroom
- All bedrooms have access to a balcony
- All bedrooms have inbuilt cupboards Top floor
- A large open plan kitchen, living and dining area.
- Vaulted ceilings
- Fireplace
- Large terrace on the South West exposition The chalet will be built to the most recent Building regulations offering great energy efficiency. All chalets will come with individual air source heat pump systems providing a wet underfloor heating system which hugely cost efficient for running costs. We have a detailed specification which we can discuss with you for the chalet if you would like to arrange a call. This will detail all technical qualities and more importantly the high level of finishes that you will have the choice of to complete this amazing chalet. 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)





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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