



Fabulous new 5 bedroom chalet with garden, MORZINE

Price : 2 550 000 €

Reference 4177

Morzine

Chalet

Bedrooms 5

Bathrooms 5

Habitable Area 250 m²

DPE Energy Rating D

Gas Rating A

Description

This property is presented Exclusively by Morzine Immobilier an international associate of Savills Fabulous new 5 bedroom chalet with garden, MORZINE A delightful and spacious chalet with panoramic views and sunshine throughout the entire day. Situated in a lovely area close to Morzine centre. The chalet is approximately 1km from the centre of town and is an easy walk. The free bus stops 150m from the front door and provides swift access to the mountain lifts during the winter seasons. This is a quiet spot just outside the hustle and bustle of the centre. A place in which to relax and enjoy the views of the mountains from the terrace and living area. The chalet was delivered in 2020 so was built to current standards by a well known and

sought after local builder. When you enter the chalet the first thing that you realise is the space that it offers. From the generous entrance hallway, each bedroom which offers great space and privacy to the large vaulted open plan kitchen, dining and living room area. In total there is approximately 250sqm of habitable space. There is a garden to the front of the chalet which currently has a terrace with a hot tub. The chalet is currently laid out as follows

-Large entrance hallway

-3 large double bedrooms with ensuite bathrooms

-ski room with independent WC

-There is access to a basement area which has a utility room and technical room

First Floor

-Most of this area is given over to the open plan living area with vaulted ceilings.

-Dining terrace with access from the living area through bifolding doors

-Double bedroom with ensuite bathroom

Second floor

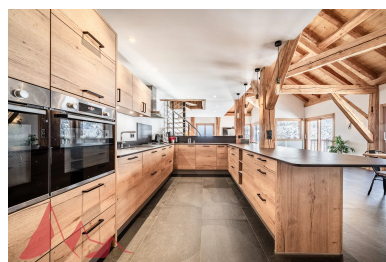
-Double bedroom

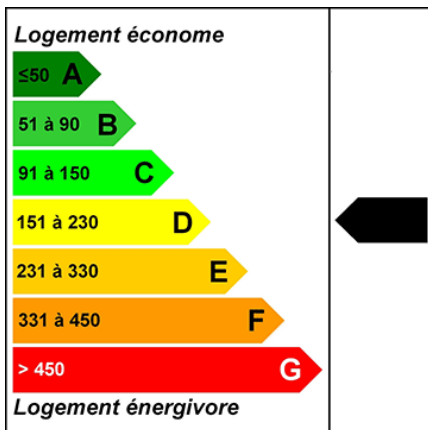
-Bathroom Exterior

-Double secure garage

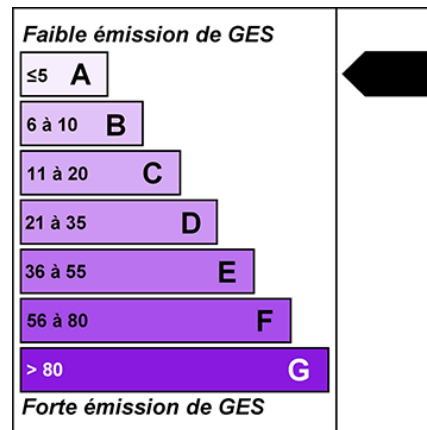
-Terrace with hot tub

-Garden This is a great opportunity to purchase a large family chalet ready to go in a great area. The chalet has been let out over the past few years so has a proven record of rentals. For more information please contact Morzine Immobilier The natural geographic risks that the property is exposed to can be found on the website www.georisques.gouv.fr





DPE/Energy consumption:
183KWhEp/m2.an



GES/Greenhouse gas emission:
7KgéqCO2/m2.an

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