



LARGE CHALET WITH EXCEPTIONAL POTENTIAL – CURRENTLY ARRANGED AS 4 APARTMENTS – MORZINE CENTRE

Price : 1 630 000 €

Reference 4193

Morzine

Habitable Area 268 m²

DPE Energy Rating F

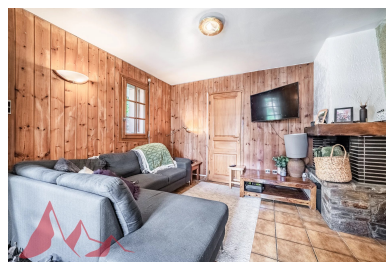
Gas Rating A

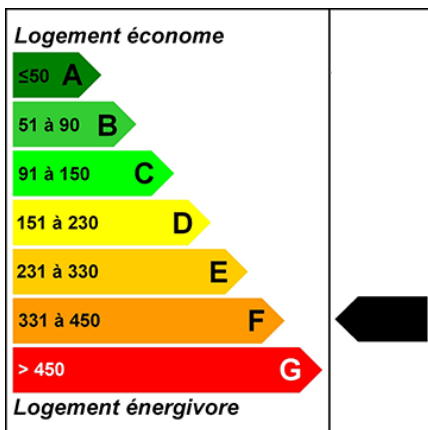
Description

A rare opportunity to acquire a substantial chalet in one of Morzine's sought-after residential areas, just a short walk from the village centre, shops and amenities. Positioned in a peaceful setting and enjoying a desirable south-west facing aspect, the property benefits from excellent sunshine and open views across the surrounding mountains. The chalet is set back from Route de la Plagne in a quiet environment, approximately 650m from the centre of Morzine and within easy reach of the ski lifts and village amenities. Offering approximately 268sqm of habitable space, together with a huge full basement level with vehicle access, the property is currently arranged as 4 spacious apartments, all presently rented with tenancies in place until April 2027. This provides an excellent opportunity for an investor seeking future redevelopment potential, a rental investment

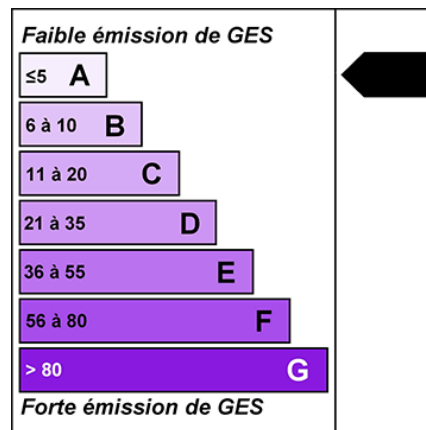
project, or the creation of a substantial family chalet once the leases expire. The building is constructed entirely from concrete, providing an extremely solid and valuable base for renovation and redevelopment. While the apartments are currently habitable, modernisation would significantly enhance both the capital and rental value of the property. Two of the apartments are duplexes with balconies or terraces to the front, while the remaining two apartments are garden-level properties benefiting from terraces and lawned garden areas. A communal entrance and staircase provide access to all apartments, along with access to the extensive basement area. Key features

- Prime residential location in central Morzine
 - Approximately 650m from the village centre
 - South-west facing aspect with excellent natural light
 - 4 apartments offering significant redevelopment potential
 - Large full basement with external vehicle access
 - Approximately 268sqm of habitable space
 - Open mountain views
 - Strong investment and rental potential
- Ideal for a large family chalet conversion project An exciting opportunity to create a superb Alpine residence or long-term investment in one of Morzine's most desirable areas. For further information or to arrange a viewing, please contact Morzine Immobilier. Information regarding natural risks associated with this property is available on Géorisques.





DPE/Energy consumption:
428KWhEp/m2.an



GES/Greenhouse gas emission:
15KgéqCO2/m2.an

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