



## Large detached chalet close to Morzine centre

**Price : 1 030 000 €**

**Reference 3945**

**Morzine**

**Chalet**

**Bedrooms 12**

**Bathrooms 10**

**Habitable Area 254.91 m<sup>2</sup>**

**Plot Area 1 m<sup>2</sup>**

**DPE Energy Rating D**

**Gas Rating A**

## Description

Large detached chalet close to Morzine centre. This chalet is situated in the Meuniers area of Morzine. It has excellent links

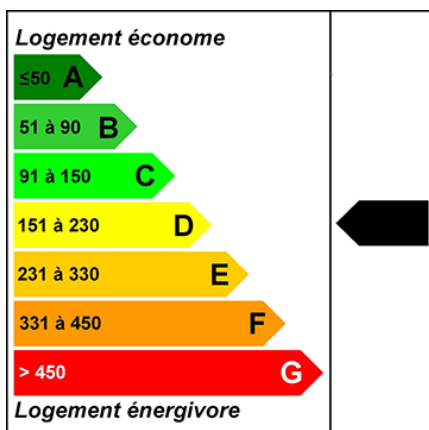
to the skiing as it situated on the free bus route between the Pleney cable car in Morzine and the Prodain cable car allowing direct access into Avoriaz. This provides easy access to either ski area. The centre of Morzine is only a 10 minute walk away. The chalet sits on a great plot of 1,073sqm. To the rear of the plot is natural land which means nothing more can be built in this area and protects the chalet from future development in the area. It is a large chalet and whilst perfectly habitable it could benefit some refurbishment and modernisation. The chalet has is around 250sqm in size and is currently laid out to accommodate the following

- 12 bedrooms
- 10 bathrooms
- Large living room with fireplace
- Dining area
- Kitchen
- A ski room
- Bar/games room
- Laundry
- External parking
- Large terrace, garden

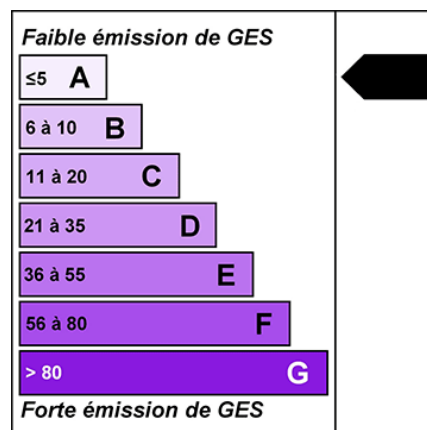
- Balcony This chalet has enormous potential given its size and with a renovation could become a superb family home. The rental potential in this area is very good. For more information or to visit please contact us at Morzine Immobilier. The natural geographical risks to which the property is exposed can be consulted on the website [www.georiques.gouv.fr](http://www.georiques.gouv.fr).







DPE/Energy consumption:  
161KWhEp/m2.an



GES/Greenhouse gas emission:  
48KgéqCO2/m2.an

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