



## PRIME Bespoke Luxury 5 bedroom detached chalet – MORZINE

Price : 3 750 000 €

Reference 4182

Morzine

Chalet

Bedrooms 5

Bathrooms 5

Habitable Area 267 m<sup>2</sup>

### Description

Exclusively marketed by Morzine Immobilier an international associate of Savills. A fabulous detached chalet in the Prime area of L'ele in Morzine. A stunning area within easy walking of the centre of Morzine and also Montriond with the restaurants, shops and mountain lifts. The chalet faces South West with stunning panoramic views and sunshine all day through to the late evening. This is bespoke luxury chalet offering plenty of space and 5 very well laid out ensuite bedrooms. The living area spills out onto terraces and has vaulted ceilings. The chalet was built by one of the most renowned developers in Morzine with high end finishes synonymous with quality and prestige. The chalet was built in 2024 so the 10 year warranties are still running for peace of mind for a purchaser. Currently the chalet is operated under the "Para Hotelier" scheme where the purchaser reclaimed the VAT. This is available to continue for a purchaser and represents a saving of around €410,000 to be deducted from the listed price. The chalet is built over 4 floors and is arranged as follows Lower entry level

- Large entry hallway
  - Separate wet/ski entrance with storage and boot warmers
  - Cinema and Games room
  - Spa with sauna leading onto the exterior terrace and hot tub
  - Independent WC
  - Utility room
  - Technical room
  - There is plenty of exterior parking and a secure garage. Upper entry level
  - Three bedrooms with ensuite bathrooms
  - Large childrens room with two sets of inbuilt bunk beds. Leading onto a large terrace First floor
  - Large open plan kitchen, dining and living room area
  - Central fireplace
  - Vaulted ceilings
  - two large terraces with panoramic views Top floor
  - Fabulous master bedroom with clear views of Nyon to the South.
  - Ensuite bathroom with standalone bath, shower and double basin
- Independent WC This is an amazing opportunity to purchase a stunning chalet with a rental track record presented in immaculate condition. For more information please contact us at Morzine Immobilier.





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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