



PRIME SKI IN/SKI OUT chalet opening directly onto the Pleney piste, Morzine

Price : 2 950 000 €

Reference 86935906

**Morzine
Chalet
Bedrooms 5
Bathrooms 5
DPE Energy Rating B
Gas Rating A**

Description

Marketed by Morzine Immobilier, an international associate of Savills. An exceptional opportunity to acquire a detached five-bedroom chalet in one of Morzine's most sought-after and rarely available positions. Opening directly onto the Pleney piste in the very heart of the resort, the property occupies a particularly discreet and peaceful setting, set slightly back from the road yet moments from the centre—representing one of the most tightly held locations in central Morzine. The chalet benefits from genuine ski-in/ski-out access, with its private garden opening directly onto the piste—an increasingly scarce attribute in central

Morzine. With a desirable south-west aspect, the property enjoys excellent natural light throughout the day, with the terrace and garden offering an attractive setting in both winter and summer. Positioned at the edge of the Pleney slopes, the chalet is within immediate walking distance of Morzine's shops, restaurants and amenities, making it ideally suited as both a family retreat and a high-performing rental investment. Arranged over three levels, the accommodation is thoughtfully configured as follows: Accommodation Entrance Level

-Entrance hallway

-Two double bedrooms, each with ensuite bathrooms

-Wellness area with built-in sauna

-Separate WC

-Large secure garage with utility area and extensive storage Garden Level

-Spacious open-plan kitchen, dining and reception room

-Vaulted ceiling creating volume and light

-Direct access to a covered terrace and landscaped garden. The garden has a hot tub and detached mazot.

-Private gate opening directly onto the Pleney piste

-Double bedroom with ensuite bathroom

-Separate WC First Floor

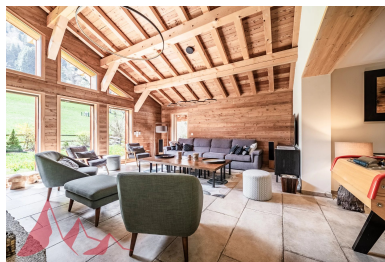
-Two further double bedrooms, both with en suite bathrooms This is an amazing opportunity for someone seeking a central chalet but also has the tranquillity aspect. For more information, please contact Morzine Immobilier. Additional Information

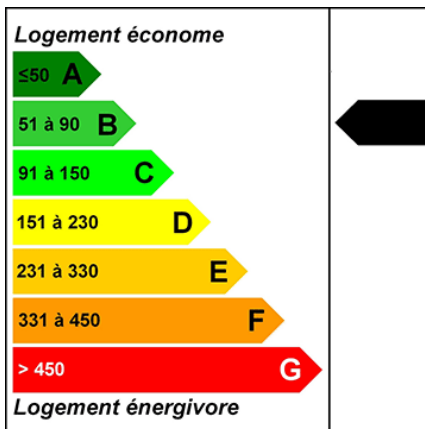
-South-west facing aspect

-Direct piste frontage with ski-in/ski-out access

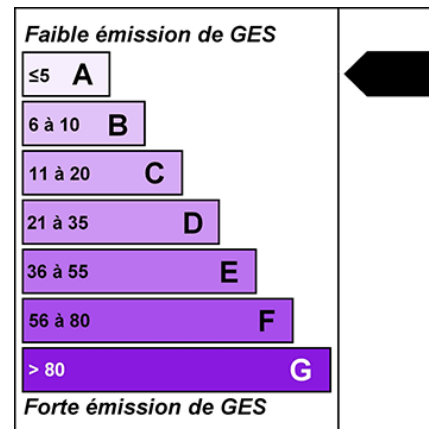
-Quiet yet central location

-Excellent year-round rental potential





DPE/Energy consumption:
80.7KWhEp/m2.an



GES/Greenhouse gas emission:
3KgéqCO2/m2.an

Important Notice

Morzine Immobilier, their clients and any joint agents give notice that:

- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise
- (2) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3) Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4) Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.