



**Super prime opportunity for 4 bedroom chalet in the centre looking onto Pleney ski slopes.**

**Price : 1 600 000 €**

**Reference 4049**

**Morzine**

**Chalet**

**Bedrooms 4**

**Bathrooms 4**

**Habitable Area 170 m<sup>2</sup>**

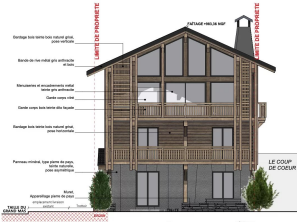
## Description

Super prime opportunity for 4 bedroom chalet in the centre looking onto Pleney ski slopes. This is an incredible opportunity for a client to purchase an outstanding building in the centre of Morzine on the main square. The property has been granted planning to create an exceptional high end triplex with vaulted ceilings and incredible views of Morzine and the ski slopes. The situation is the best in Morzine overlooking the town square and equidistant between the Pleney ski slopes and Super Morzine cable car for access to Avoriaz. All amenities are on your doorstep and there is no need for public transport or a car. The property will be one of a kind in the centre of Morzine as it is not part of a large residential development but a stand alone property with no other residential tenants. The project has planning permission granted and the works have been costed to provide a luxury finish to the interior and exterior of the building. The new project will be an apartment of some 170sqm with an additional 30sqm of space a basement level. There will a new roof structure and external finishes with entire interior being recreated into a stunning chalet. The finished project will compose of First floor

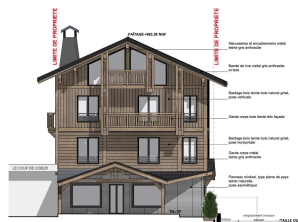
- Master bedroom with ensuite and large terrace facing the Pleney slope
  - Large double bedroom with ensuite bathroom
  - Double bedroom with independent bathroom
  - Guest WC Second floor
  - Open plan living, dining and kitchen area
  - Vaulted ceiling in the living area with old wood finishes and large glass portions with a South West exposition
  - Large terrace with ability for hot tub
  - Pantry off the kitchen area Top floor
  - Master bedroom with ensuite. Basement level
  - Large storage area for sports equipment and ski room. Exterior
- 2 parking spaces The property has been designed by a leading Morzine architect and interior designer. The project has been priced and we have the ability to show you the types of high end finishes which have been priced. All plans and prices are available on request. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



Projet 1125\*



Projet 1125\*



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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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