



## Traditional rustic chalet in the 'Pied de la Plagne' area of MORZINE

**Price : 795 000 €**

**Reference 4036**

**Morzine**

**Chalet**

**Bedrooms 5**

**Bathrooms 2**

**Habitable Area 155 m<sup>2</sup>**

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

**DPE Energy Rating G**

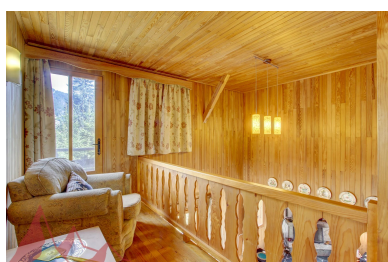
**Gas Rating D**

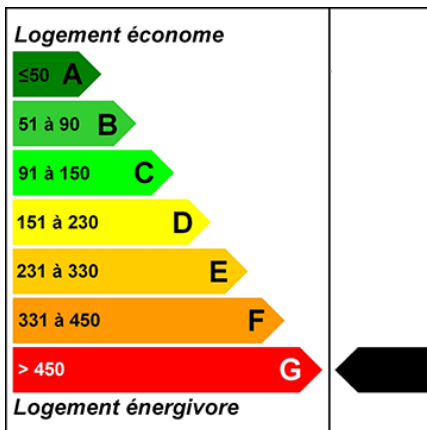
### Description

Traditional rustic chalet in the 'Pied de la Plagne' area of MORZINE Located in a natural and quiet setting, this classic chalet

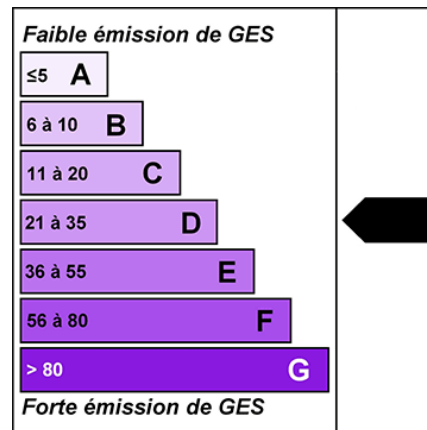


sits on a lovely plot of approximately 1,215m<sup>2</sup>, with panoramic breathtaking view of the valleys surrounding mountains Nantaux, Nyon and La Pointe de Ressachaux. Nestled in the serene surroundings, the chalet is just 2 kilometres away from the bustling centre of Morzine. During the summer months, you can enjoy a stroll to the town centre while soaking in the picturesque views. In the winter, the free shuttle service will take you to the ski lifts and the heart of Morzine, where you can indulge in the vibrant après-ski scene and local cuisine. The chalet is spread across three levels and comprises of four bedrooms and a one-bedroom apartment on the ground floor, providing a total of 164 m<sup>2</sup> of living space. It has a large terrace that offers stunning, unobstructed views of the surroundings. The chalet sits on a plot of over 1,200 m<sup>2</sup> and faces a non-constructible agricultural area. The main chalet comprises an open-plan kitchen, dining and living area featuring a fireplace and a double-height ceiling over the living area. On this level, there is an entrance area, bathroom and WC. Upstairs, you will find a mezzanine landing, four bedrooms, a bathroom, and a WC. The one-bedroom apartment on the ground level consists of a living room, a kitchenette, a bedroom, and a bathroom. It can also be transformed into a primary bedroom, cinema room, or a gym, making it a fantastic feature of the property. There is also a utility/boiler room. This classic rustic chalet is liveable as it is, but it could do with some updating and renovating and awaits your personal touch! With a few updates and renovations, this property has the potential to become your dream home. I can help you find reliable and professional contractors who can carry out the necessary improvements to turn this property into the home of your dreams. A separate garage is also included. This is a great opportunity to purchase a stand-alone chalet, on a lovely-sized plot in the Pied de la Plagne" area or Morzine. Don't miss out on this opportunity to transform this classic chalet into a modern and stylish living space. For more information, contact us at Morzine Immo. Information on the risks linked to this exposed property is available on the Géorisks website <http://www.georisks.gouv.fr>





DPE/Energy consumption:  
679KWhEp/m2.an



GES/Greenhouse gas emission:  
197KgégqCO2/m2.an

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