



****under offer** Delightful detached chalet on a superb 1,000sqm plot – MORZINE**

Price : 895 000 €

Reference 4183

**Morzine
Apartment
DPE Energy Rating F
Gas Rating C**

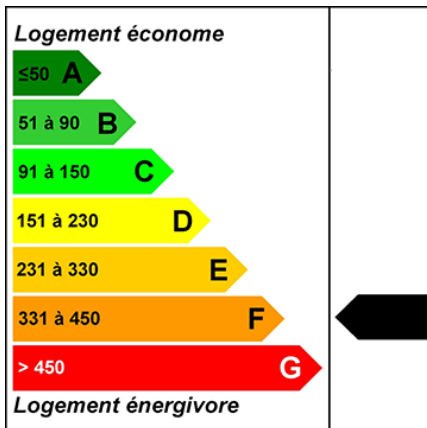
Description

****under offer**** Marketed exclusively by Morzine Immobilier This is a charming family chalet on a fabulous plot with huge potential. The current chalet offers fabulous family space and is in great condition. Located on Route des Putheys the chalet offers excellent access to the ski slopes with the free bus connecting Prodain (Avoriaz) to Pleney (Morzine/Les Gets) ski areas. Walking into town in a gentle 10 minute stroll. One of the stand out points for this chalet is the land that it comes with. The total area is 1,000sqm and is within a buildable zone. Currently the garden is very private with fabulous views of the Roc d'enfer to the west. The afternoon and evening sun on the garden is superb. The future potential would allow a large extension or to build a new detached chalet adjacent to the existing one. Both would retain ample garden area. The current

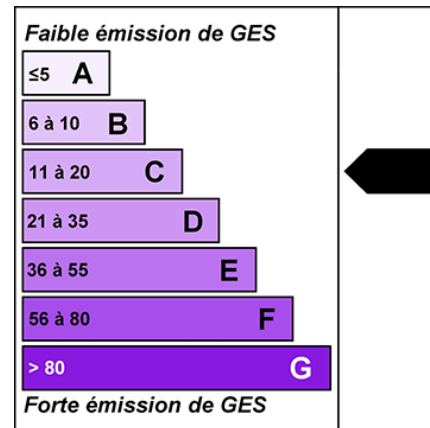
chalet is built over 3 main levels. It is a charming chalet which would be fabulous for a family. Salient points are

- Entry hallway
- open plan dining area and kitchen
- Utility area
- large living area with terrace
- 2 double bedrooms
- family bathroom
- further bedroom with reduced head height in the loft space
- large office space with access to garden (this is very flexible space for a further garden or children's games room)
- large basement storage Storage is not an issue at this chalet as there is an abundance. There are 2 outside mazots for storage in the garden together with a secure double garage. This is a fabulous chalet which will make a superb home but offers a huge amount of future potential. Contact us for more information Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>





DPE/Energy consumption:
412KWhEp/m2.an



GES/Greenhouse gas emission:
91KgégCO2/m2.an

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