



****UNDER OFFER** Farmhouse renovation in Morzine**

Price : 495 000 €

Reference 4086

Morzine

Chalet

Bedrooms 4

Bathrooms 2

Habitable Area 150 m²

Plot Area 1 m²

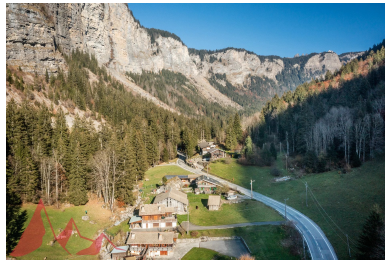
Description

Farmhouse renovation in Morzine Authentic Savoyard farmhouse located in the Vallée des Ardoisières in Morzine, offering an authentic and tranquil setting. The chalet is situated in the Prodain valley between the Prodain cable car to Avoriaz and the centre of Morzine. The centre of Morzine can be accessed on foot around 20 minutes (2km from the centre) but the free bus stops outside the property providing quicker access. This free bus provides swift access to Prodain cable car for Avoriaz and the Pleney cable car for Morzine and Les Gets. The farmhouse is full of charm and is currently laid out with

-Living area with kitchen and dining

-4 bedrooms

-2 bathrooms There is also a large barn attached to the property and individual mazot on the land. The farmhouse sits on an impressive plot of 1,010sqm which is laid to lawn. It is a great location for those that want a calm environment but to be easily accessible to mountain lifts and the Morzine centre. It is set in a natural area that prohibits any new construction or extension. Whilst the farmhouse is habitable renovation work is required to maximise its potential and comfort. Ideal for a second home or rental investment. For more information, contact us at Morzine Immo. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>



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	

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.