



****under offer** Rare farmhouse renovation project in the centre of Morzine**

Price : 860 000 €

Reference 4042

Morzine

Chalet

Bedrooms 7

Habitable Area 190 m²

DPE Energy Rating F

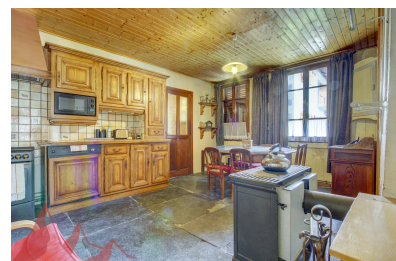
Gas Rating B

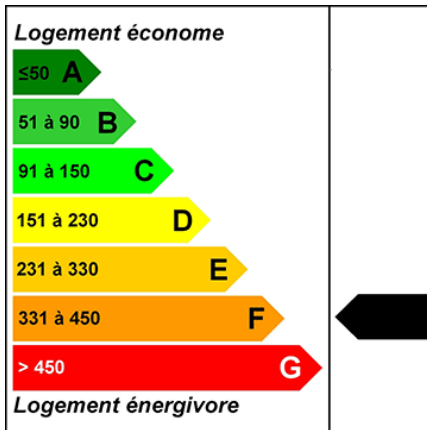
Description

****under offer**** Rare farmhouse renovation project in the centre of Morzine This lovely Savoyard farmhouse sitting on a plot of

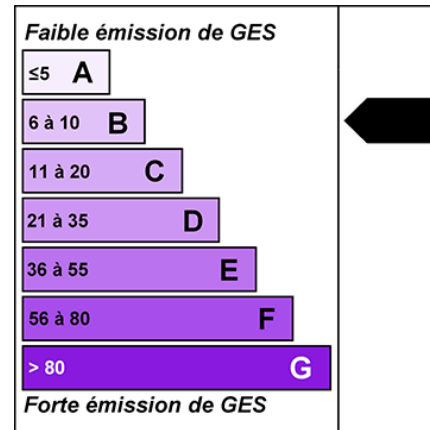
357 sqm in Morzine's old town is waiting for someone to bring it back to life. It has lots of rustic charm and offers a great opportunity for renovation and a world of hidden potential behind its worn-out exterior. The farmhouse features a range of areas for different purposes. Situated on the first floor, above the garage, is a three-bedroom apartment that offers a functional and straightforward layout. It comes equipped with a kitchen, a large living room, a pantry, a storage area, a utility room, a boiler room, and three spacious bedrooms. The second floor of the building is where the true magic happens, as it possesses an enchanting rustic quality that captures the imagination. The huge space is alive with vibrant energy, and one cannot help but be awestruck by the height and beautiful old beams. This expansive barn requires a full renovation. With its vast size, the space offers endless possibilities for creating a dream family home that surpasses expectations. The farmhouse needs significant restoration work, but the benefits of restoring it are priceless. The property boasts panoramic views of the valley that capture the essence of Morzine all the way up to Avoriaz. The apartment is very basic, yet can accommodate short-term stay while you sort out your plans. With some careful consideration, it can serve as your residence while the renovation work is underway. As the property is transformed, picture a future where the farmhouse's potential is fully realized—a spacious getaway extending over an area of approximately 300m², fusing historical charm with contemporary luxury. Additional features:

- 700 meters away from the centre of Morzine, which is easily accessible by walk.
- Spread over four levels
- Two gardens Comprised as follows:
 - Ground floor: A garage
 - First floor: Entrance, kitchen, pantry, living room, bathroom, WC, utility room, boiler room, three bedrooms.
 - Second floor: 4 rooms, barn Top floor:
 - Barn Morzine Immo 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. This is a great opportunity to purchase a stand-alone chalet in a highly sought-after Udrezants area. 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:
386KWhEp/m2.an



GES/Greenhouse gas emission:
87KgégqCO2/m2.an

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