



## Unique chalet with great potential, Morzine

**Price : 1 462 800 €**

**Reference 3926**

**Morzine**

**Chalet**

**Bedrooms 6**

**Bathrooms 6**

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

**DPE Energy Rating G**

**Gas Rating C**

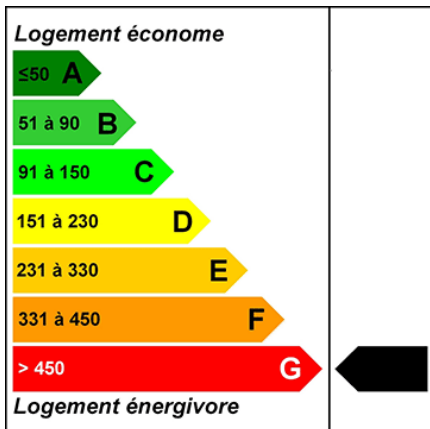
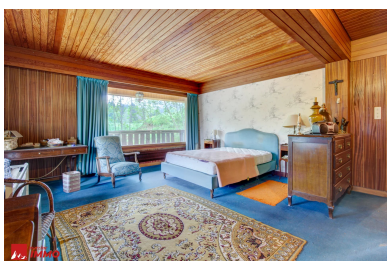
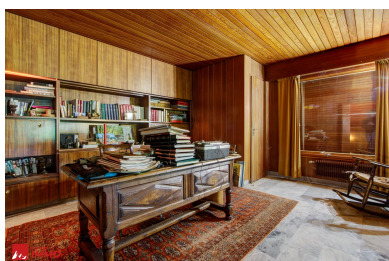
## Description

Unique chalet with great potential, Morzine Hidden away in a quiet and peaceful area of Morzine you will find this truly unique chalet. The chalet sits on a very private 2280 sqm plot, surrounded by high trees with its own driveway. The location is 2 km

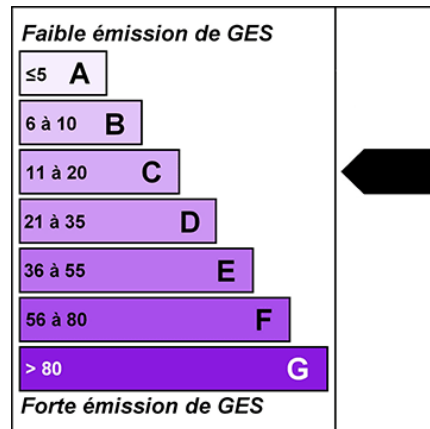
from the centre of Morzine and Geneva International Airport is less than 90 minutes away. The property has enormous renovation potential and oozes 1960's classic charm, with a large entrance, a spacious library room easily converted into a cinema and gym, huge garage. Upstairs the property gets even better, with a sizable kitchen, a very spacious living/dining area with a reading room that walks out onto an enormous terrace looking over the valley towards Montriond. A beautiful and sunny garden could be landscaped around the property. The wide staircase leads up to the second floor where all of the bedrooms are again sizable and ensuite. The property's footprint is 325 sqm providing great potential and possibilities with a renovation. The property is composed as follows: Ground floor:

- Entrance hall with water feature
- Study/liberty room
- Double bedroom
- Utility room
- Boiler room
- Storage room
- Double garage with high ceiling
- Cave Mid-level:
- Kitchen
- Dining room
- Living room
- Central fireplace
- Huge balcony
- WC
- One large double bedroom with bathroom and balcony access Upstairs:
- Corridor/landing with access to all bedrooms
- Single bedroom
- Three double bedrooms with ensuite (two with balcony access)
- Master bedroom with balcony and huge glass window. Two balconies facing south / southwest
- Attic space with exposed beams, half under 1.8m.
- WC It has a large plot with plenty of parking spaces. This is an opportunity that is RARE to the market. This chalet is perfect for a renovation project and could be converted into a really striking property. For more information, please don't hesitate to get in touch with us at Morzine Immobilier. Information about the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr> SELLING PRICE 1 462 800 in € including 6% tax on buyer's fees





DPE/Energy consumption:  
453KWhEp/m2.an



GES/Greenhouse gas emission:  
112KgéqCO2/m2.an

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