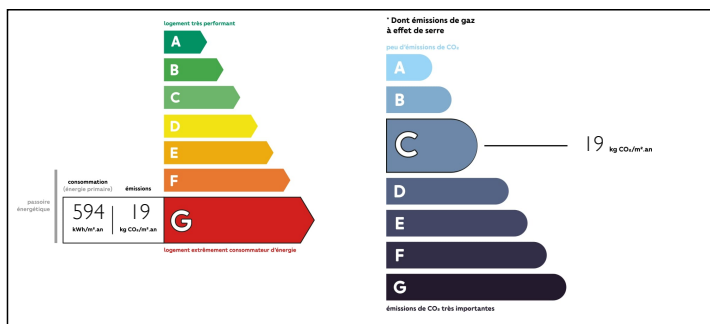


Much loved family chalet looking for new owners.



## ENERGY - DPE



## INFORMATION

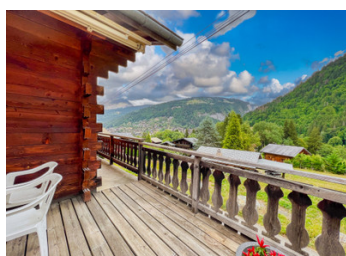
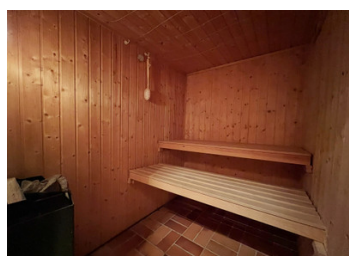
Town:	Morzine
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	95 m²
Plot Size:	180 m²

## IN BRIEF

A charming traditional chalet which has been with the same family since it was built in 1987. Its location in Morzine is perfect, off the Route des Nants, with unobstructed views across Morzine to the north, sweeping around the Pointe de Réssachaux to the east, and the Pointe de Nyon to the south. Walking distance into Morzine and on the bus route for the ski lifts at Fys. Great potential for renovation.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière:	744 EUR
Taxe habitation:	1300 EUR

## NOTES

## DESCRIPTION

The chalet is of timber madrier construction over a stone clad concrete ground floor, with a private garage having been added later to the side of the chalet.

A large terrace faces south and east, perfect for morning coffee and lunch in the sun.

A balcony wraps around the front of the property with lovely views across the valley.

On the first floor, a central kitchen opens onto seating and dining areas, each with French doors onto the terrace. A fireplace provides a cosy focal point in the seating area.

The first floor also features the master bedroom and separate bathroom and WC.

The ground floor has two bunk rooms, separate shower room and WC, a sauna, games room and boot room.

A mezzanine is accessed from the living space with a TV area and two twin bedrooms under the eaves.

Access to the property is via an external staircase to the front door on the first floor and a ground floor door to the games room with boot room adjacent.

Externally there is established planting to the front elevation and a lawned area above the garage which is accessed from the external staircase to the main entrance.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>