LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47025JST74 Price: 650 000 EUR

agency fees to be paid by the seller

Seven-bedroom chalet on a large plot of constructible land with lots of potential in the heart of Morillon.







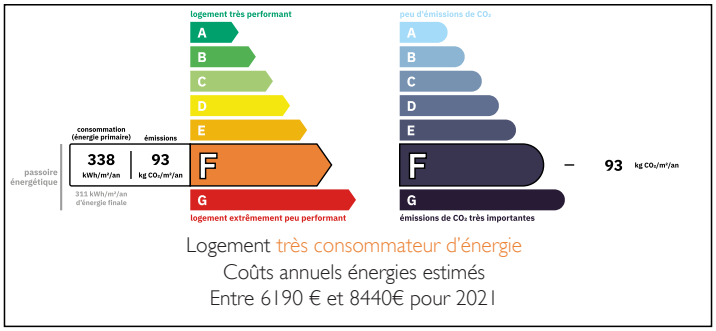








ENERGY - DPE



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Entre 6190 € et 8440€ pour 2021

INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	7
Bath:	3
Floor:	180 m2
Plot Size:	1407 m2

IN BRIEF

Distinctive seven-bedroom property set on a generous 1,407 m² plot in the popular village of Morillon, Grand Massif

Ideally located within walking distance of the village centre, Lac Bleu and the Morillon gondola, the property enjoys an open easterly aspect and impressive mountain views.

Built in the 1950s and extended over the years, it offers approximately 155 m² of living space, plus 30 m² of cellar, workshop and storage areas and a 13 m² mazot. The accommodation includes six bedrooms in the main house, a spacious living room with fireplace, dining room, kitchen, bathrooms and a 40 m² independent studio with its own entrance.

The chalet would benefit from modernising and could make a fabulous primary or secondary residence.

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.

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NOTES

DESCRIPTION

Summary description

MAIN RESIDENCE

• Ground Floor

Entrance area
Living room with a large fireplace
Large east-facing terrace
Dining room
Kitchen
Bedroom 1: double bedroom with washbasin
Separate WC

• First Floor

Shower room with WC
Bedroom 2: twin bedroom
Bedroom 3: bedroom with storage under the eaves
Bedroom 4: small bedroom
Bedroom 5: twin bedroom
Bedroom 6: master bedroom enjoying beautiful open views to the east

• Garden / Lower Ground Floor

Workshop
Cellar
Shower room
Independent 40 m² studio apartment with kitchen and bathroom, with its own private entrance

Parking
Mazot
Large garden

Morillon itself is a traditional village and ski resort which is part of the Grand Massif and its 265kms of pistes. The ski area consists of Samoens, Les Carroz, Flaine and of course Morillon. The Grand Massif has a high point of 2500 metres.

The Giffre Valley increasingly popular with both French and foreign visitors. The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The area's accessibility, sunny orientation and natural beauty