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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Chalet Richard

Morzine, Morzine, Portes Du Soleil

1 950 000 €uros



Contact

Contact **Marie-Anne Denicolo** about this property.

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Key Features

Price	1 950 000 Euros
Status	SOLD
Last updated	30/06/2016
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	11
Bathrooms	10
Floor area	450 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Ski access	Ski bus
Nearest skiing	350 m
Nearest shops	650 m
Garage	Double
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Situated only 10 minutes' walk from the centre of Morzine itself this magnificent and imposing chalet is elevated just above the bridge that connects to the Super Morzine lift. With a southerly aspect it affords fantastic sunny views over Morzine town and the surrounding mountains and is one of the most substantial and best located chalets in the area.

Offering a flexible range of accommodation, the chalet is currently set up as a 9 bedroom chalet and a 2 bedroom staff/owner's apartment. At the moment it is leased to a chalet company and offers a very attractive 4% return on investment. The main chalet could continue to be leased while the owner used only the 2 bedroom apartment which has its own entrance. Alternatively, the percentage return could be increased if the chalet business was run by the owner.

With some work, the property could equally well be transformed in to one huge, amazing luxurious chalet for private use.

Ground floor:

- Double garage - contains utility and laundry area
- Large entrance hall
- Heated ski/equipment room
- Staff room with its own kitchen & bathroom (shower)
- Sauna with Italian shower, access to external terrace and hot tub
- Large play room/ cinema room.
- Bedroom - family size en-suite (bath)

1st floor:

Stunning spacious lounge with double height dining area, elegant fire place & cathedral bay windows offering fantastic views of Morzine

Professional kitchen with access to balcony - could be opened up to make one huge room with the lounge/diner

- Bedroom 2 and 3 en-suite (bath), both with their own south facing terrace
- Bedroom 4 , en-suite (bath), with access to south facing balcony and pretty mezzanine with extra bed
- Bedroom 5 and 6 both en-suite (bath) and large shared south east facing terrace

2nd floor :

Bedroom 7 en-suite (bath) with south facing terrace

3rd floor:

- Bedroom 8, quintuple, en-suite (shower)

- Bedroom 9, en-suite (bath)

Separate apartment:

With its own separate entrance: large living area, open plan kitchen, double bedroom, single bedroom, shower room + WC, private terrace.

Additional information;

Heating: Oil-fired central heating with individual radiators throughout.

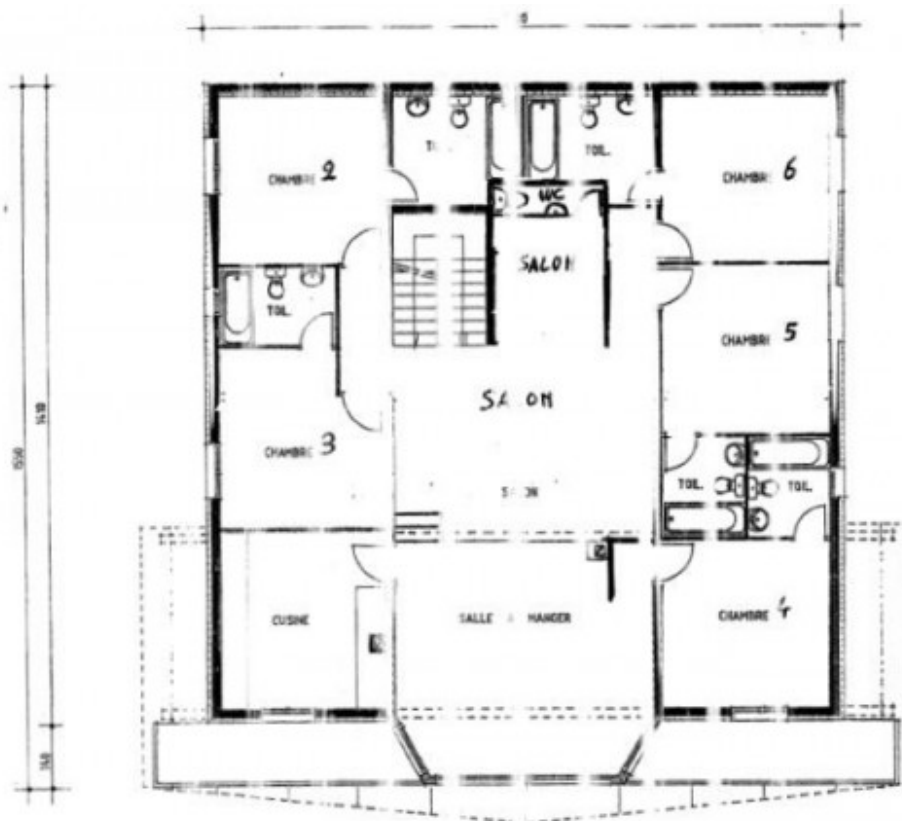
Solar panel heating for the hot water supply.

All toilets supplied by recycled rain water.

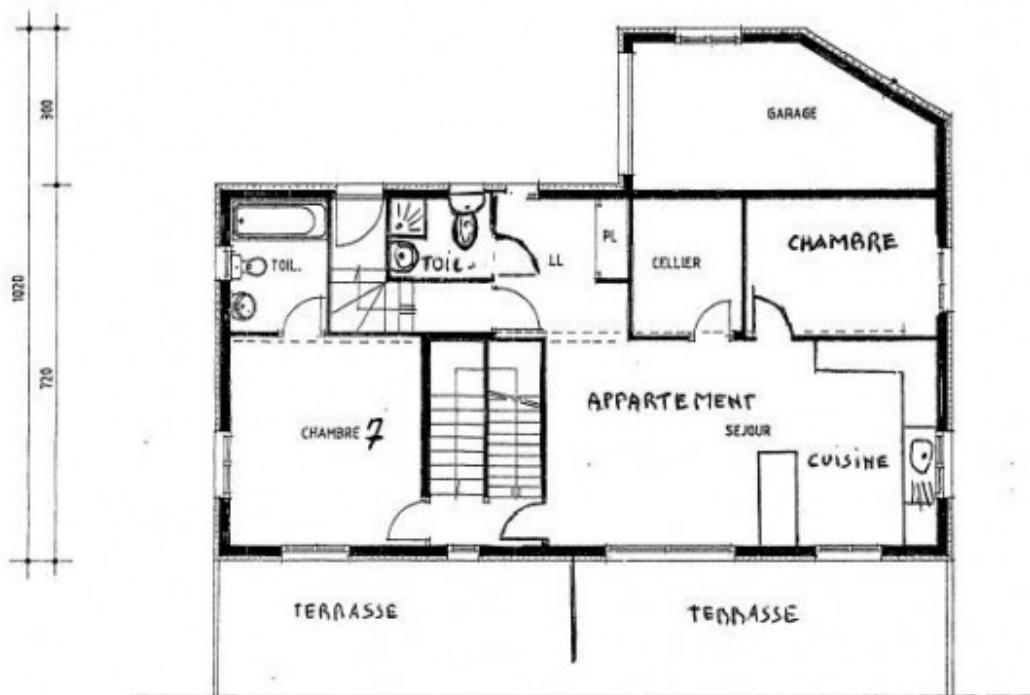
Central cabled anti-fire system.

Apartment, separate wood pellet central heating system.

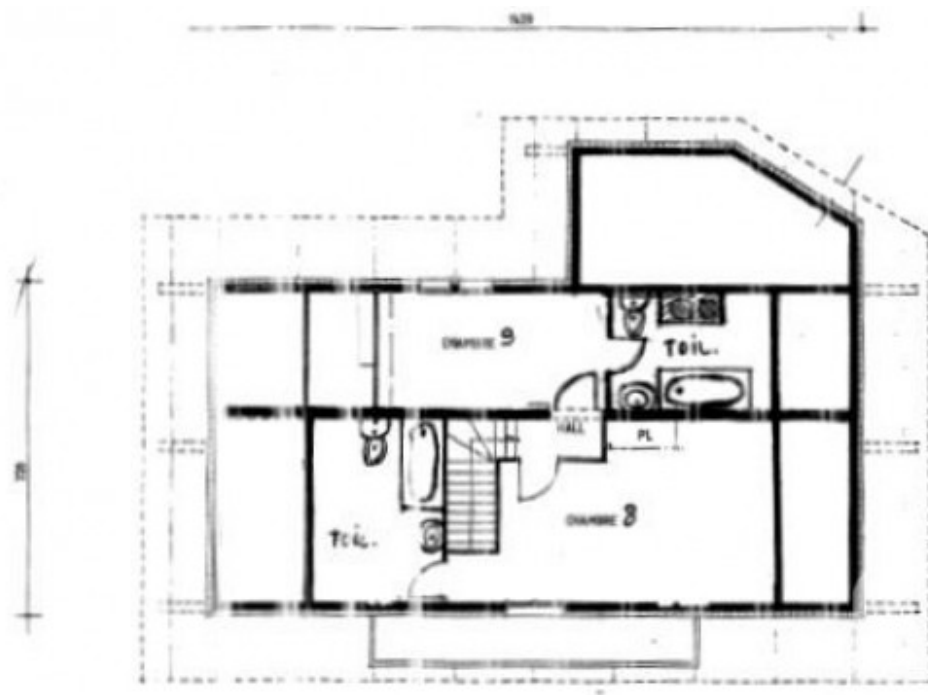




REZ DE CHAUSSEE



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COMBLES













