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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 L'Élé

Morzine, Morzine, Portes Du Soleil

1 595 000 €uros



Contact

Contact **Lee Massey** about this property.

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Key Features

Price	1 595 000 Euros
Status	SOLD
Last updated	17/04/2015
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	5
Bathrooms	3
Land area	2500 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Open fire
Nearest skiing	1 km
Nearest shops	650 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Situated in the much sought after area of L'élé this wonderful high spec chalet commands a truly enviable position offering stunning panoramic views of Morzine and the surrounding mountains. It is set in a very private location without being overseen by neighbours and is surrounded by gardens and woodland.

Ground floor:

- Enter in to magnificent double height living area which opens up onto a terrace offering breath taking views of Morzine and the mountains and space for outdoor dining
- A large dining area separated from the living area by an impressive centrepiece fireplace
- Kitchen is fully fitted with Neff appliances, breakfast bar and gives access to balcony
- Spacious utility room off the kitchen allowing access to the garage
- Double bedroom with en suite bathroom
- Separate toilet.
- Mezzanine level looks over the sitting and dining area and is currently used a comfortable snug

Lower ground floor:

- Bedroom 1 - Large double with ensuite bathroom with access onto the terrace
- Bedroom 2 - Double with access onto the terrace
- Bedroom 3 - Double
- Bedroom 4 - Double - currently set up as office
- Shower room and separate toilet.
- Large wine cave to the rear of the property.

This level also has a huge amount of under utilised space which is currently used as storage and utility but is ready to be converted in to additional living area such as home cinema and entertainment room, games room, gym, sauna, library etc.

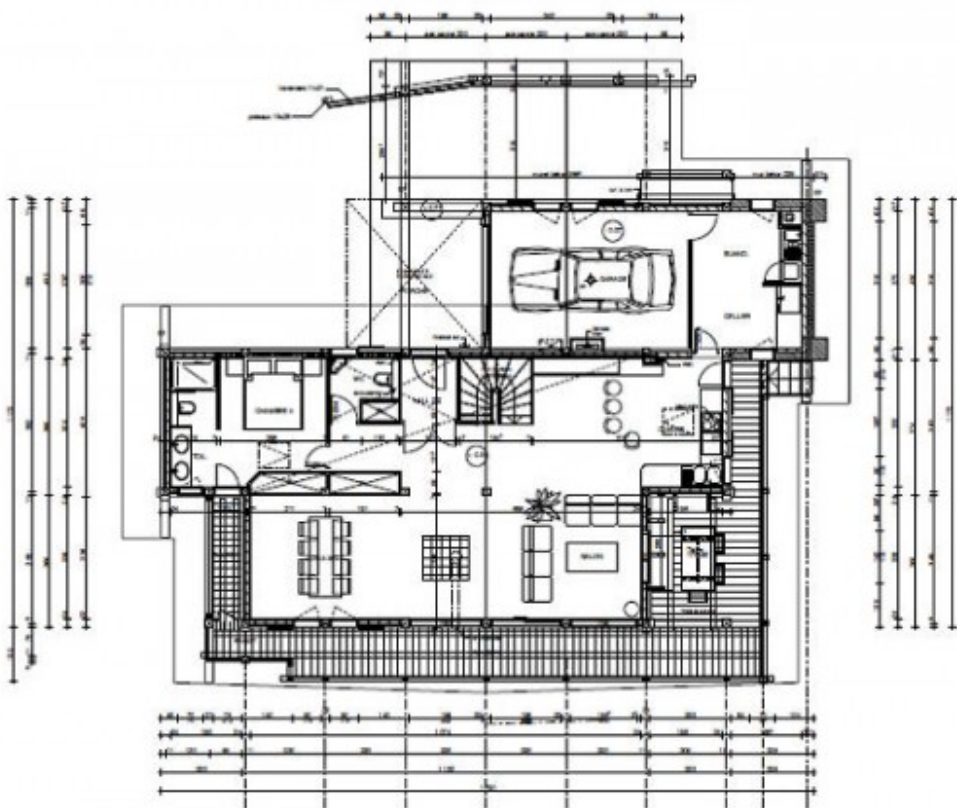
The property has a wet underfloor heating system and the chalet runs on a very economical wood pellet system.

Gardens

The gardens that surround the property are mostly laid to lawn but there is also a small woodland area and an

outbuilding. This huge plot extends in total to 2500m2.

REZ DE CHAUSSEE: 1/100



SOUS-SOL: 1/100

