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Chalet Chopin

Morillon, Samoëns & Vallée, Grand Massif

375 000 €uros



Contact

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Key Features

Price	375 000 Euros
Status	SOLD
Last updated	15/11/2017
Area	Grand Massif
Location	Samoëns & Vallée
Village	Morillon
Bedrooms	3
Bathrooms	1
Floor area	92 m²
Land area	347 m²
Detached	Yes
Heating	Electric radiators
Chimney	Enclosed fire
Ski access	Ski bus
Nearest skiing	1.3 km
Nearest shops	1 km
Garden	Yes
Drainage	Mains drains
Taxe foncière	450.00 Euros
Annual charges	180.00 Euros
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This chalet, constructed by a local artisan in 1991, is in excellent condition. It has been well maintained and is located in a quiet residential area at the entrance to Morillon village. It has a total floor area of 92m2, of which 75m2 is habitable floor space. The chalet sits on a plot of 347m2 and the garden (which enjoys the morning sun) offers superb mountain views.

The stylish entrance features an archway cut out of spruce wood - a feature which is repeated in the living space, where it separates the lounge area from the kitchen.

On the main living level there is an entrance area with large built-in cupboard, an open plan fitted kitchen (equipped with ceramic hob, oven, extractor hood, fridge and dishwasher), lounge area with a feature fireplace which distributes additional heat to the whole chalet.

The use of light coloured wood and open plan layout give the chalet a warm and welcoming feel. There is a balcony door which opens directly onto the terrace, giving direct access to the garden.

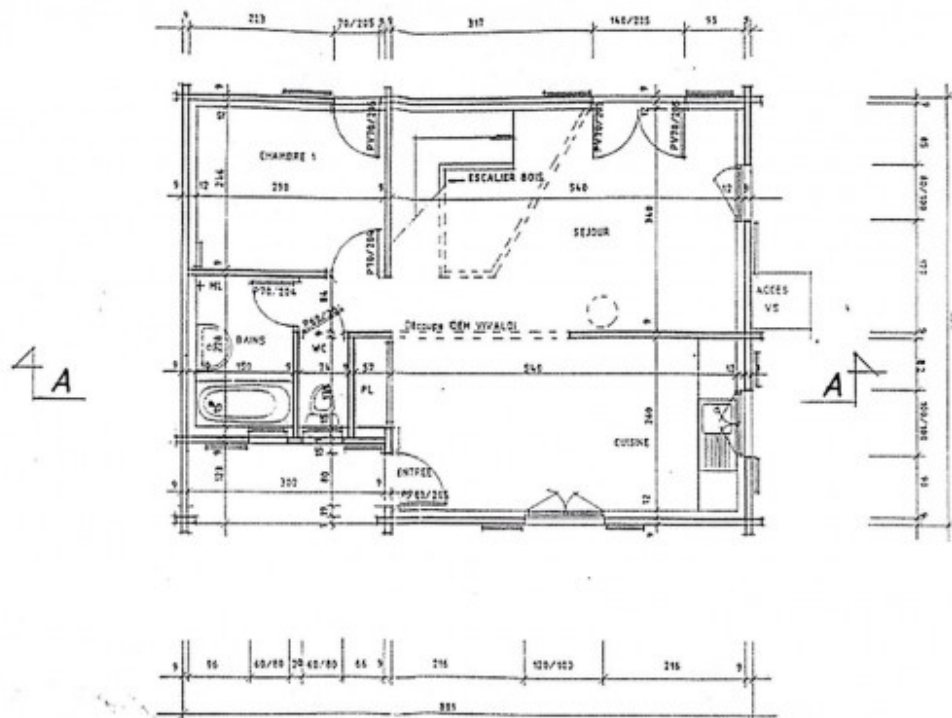
Also on this floor is a laundry/utility room but this room could easily be converted to provide a third bedroom for the chalet. A bathroom with bath and a separate WC complete this level.

On the first floor, there is a galleried mezzanine area open to the living space below. There are 2 bedrooms, each with built in storage cupboards and balcony access. The washroom/WC on this level is sufficiently spacious for a shower cubicle to be installed, which would create a second bathroom for the chalet.

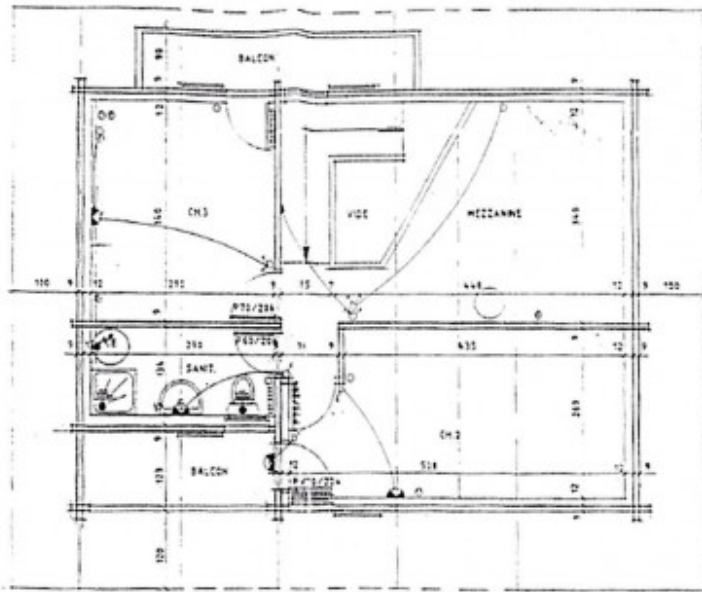
Outside, there is a cellar/storage room of approx. 10m2 which could be used for storage of skis and/or garden furniture, or as a more traditional cellar. There is an additional storage area and a covered log store just outside the entrance. There is ample parking space in front of the chalet.

The property is equally suited for use as a holiday home or a main residence but also offers good winter and summer rental potential, thanks to its proximity to Morillon ski station and the village. The beautiful Lac Bleu, a

scenic lake and recreational area with a range of activities on offer, is a 3 minutes away by car. The motorway exit at Cluses is just a 15 minute drive.



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Etage









