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# Chalet Alpazure

**Montriond, Morzine, Portes Du Soleil**

**750 000 €uros**



## Contact

Contact **Ailsa Bishop (Morzine)** about this property.

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# Key Features

<b>Price</b>	750 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/05/2022
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Montriond
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Floor area</b>	140 m²
<b>Land area</b>	661 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	800 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	787.00 Euros
<b>Energy efficiency rating</b>	E (250)
<b>CO2 emissions</b>	D (33)
<b>Agency fees</b>	Paid by the seller

## Property Description

Built in 2003 by a reputable local chalet constructor, Chalet Alpazure has been maintained beautifully by its owners and is in super condition. Spread over 3 floors, the accommodation is thoughtfully laid out, spacious and practical; ideal for family living!

Entering from the ground level, there is a large boot room, just the job for ski gear, bikes and other sports equipment. An entrance hall leading to the living accommodation has two large walk-in store-rooms which can be used to lock your personal belongings away whilst the chalet is rented out, or to store a spare fridge or freezer, cots, groceries etc. In the boiler room, you will find space for the washing machine and dryer. Always warm and dry, it is perfect for laundry and bed linen storage. On this ground floor, you will also find two double bedrooms, both of which have en-suite bathrooms.

Moving upstairs, most of the middle floor is open-plan, with a triple aspect giving a light, bright and airy feel. The kitchen is fully fitted, in good condition, and has a double oven to help you get the Christmas dinner delivered on time! The open fire adds a touch of cosiness to the living area for wintertime (although the underfloor heating will keep your toes warm without the need to get the fire going!). A separate room at the rear of the chalet serves as an office, TV den or occasional bedroom.

On the top floor, there are 3 large double bedrooms, two of which are en-suite. The third bedroom has use of a family bathroom, also on this floor. All three bedrooms are very generously proportioned, and can each sleep between 2 and 4 people. A mezzanine platform over the stairs can accommodate an additional bed, but more simply provides additional storage.

The chalet sits on a plot of approx. 660m and, with terraces and balconies on all four sides of the chalet, you will always find a spot in the shade or the perfect sun-trap for your deck chair! There is parking for 2-3 vehicles in front of the chalet, plus public parking nearby.

Within easy walking distance of Montriond village centre, and close to the ski bus route, the chalet is ideally

located for skiing and après ski. The chalet overlooks the village football ground, so you can be safe in the knowledge that your view will never be interrupted by anything other than the occasional flying football! A well-used footpath meanders alongside the river from the chalet to the centre of Morzine, passing the stables and the Olympic swimming complex en route. An easy stroll for all abilities, you can be enjoying a coffee in Morzine town centre within a leisurely 20 minutes.































