



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet La Chouette

**Morillon, Samoëns & Vallée, Grand Massif**

**650 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

**Tel:** +33 6 47 32 08 81

**Email:** [lexie@alpine-property.com](mailto:lexie@alpine-property.com)

# Key Features

<b>Price</b>	650 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/01/2020
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Morillon
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Land area</b>	1245 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (161)
<b>CO2 emissions</b>	D (44)
<b>Agency fees</b>	Paid by the seller

## Property Description

A detached artisan chalet in a sought after location, just a short from the telecabine at Morillon and within easy reach of local amenities and restaurants. Built in 2005, its well-conceived layout and proportions offer comfort and flexibility to a future buyer.

Entering the ground floor from the north, you're welcomed by an entrance area with built in cupboards housing laundry facilities. On this same level is an internal access into a sizeable garage with a technical area and back room /workshop currently housing skis. The garage has provision for a toilet and water evacuations to facilitate a future conversion into a self-contained unit.

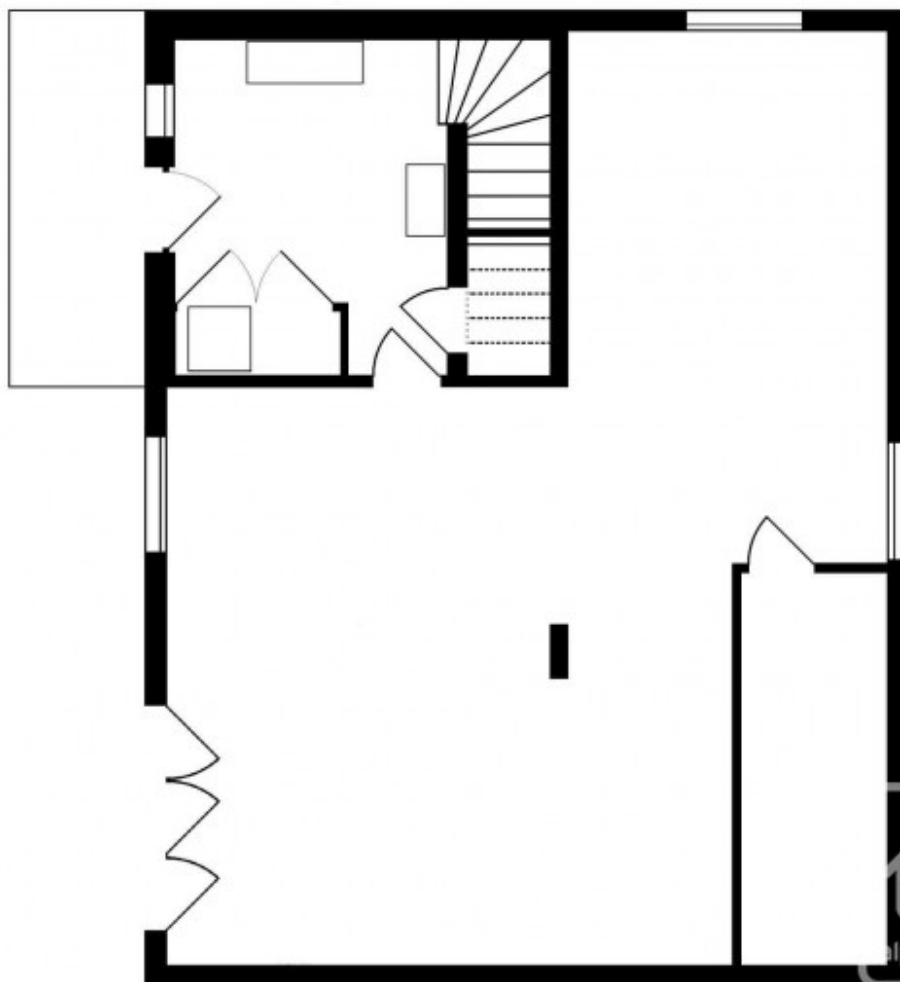
Upstairs on the first floor is an open plan kitchen, dining and living room (equipped with a wood burner) accessing onto a dual aspect terrace /balcony (west and south), a pantry, a guest WC, a bathroom (bath and sink) and a north facing bedroom with fitted cupboards.

The top floor, to the north, are two further bedrooms with fitted cupboards, storage under the eaves and access to a 'Jack n Jill' shower room (with WC and clever locking mechanism to enable individual use per bedroom) and a master bedroom with an ensuite bathroom (bath, sink and WC), built in storage and direct access onto a south facing balcony.

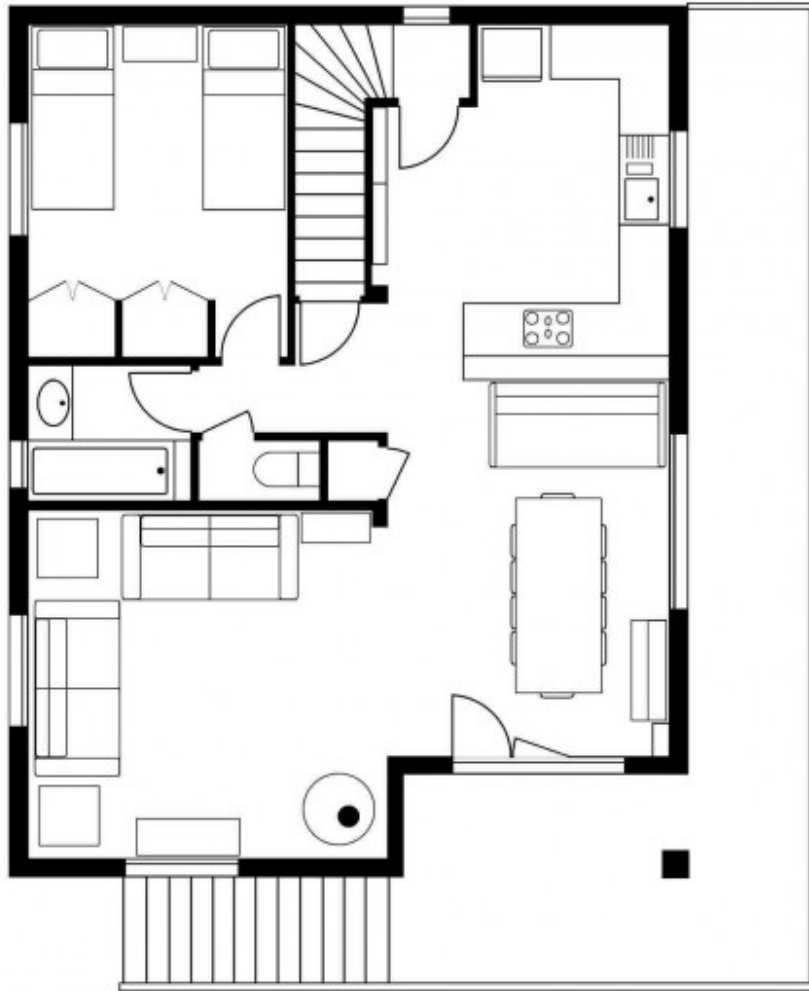
The chalet has been well maintained and is elegantly poised on a flat south facing plot composed of 1245 m<sup>2</sup> which could potentially accommodate a swimming pool, guest pod or extension due to its constructible zone. There is parking for 2-3 cars to the north of the chalet accessed by a shared driveway with two other chalets.

Sold fully furnished, Chalet Chouette is hassle free and ready for immediate use.

Sous-sol



RDC



Etage

