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# Appt.2 Chalets Les Plagnes

**Morzine, Morzine, Portes Du Soleil**

**499 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	499 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	01/02/2020
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	84.5 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.6 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Le Chalet des Plagnes is a programme of only four chalet-apartments to be built to a very high specification by a well-reputed local developer, in a lovely quiet hamlet not far from the centre of Morzine. A splendid opportunity to create the Alpine retreat of your dreams, and to benefit from a purchase at reduced notaire's fees! Each chalet is built over 3 floors and has its own private entrance, garage and extra parking space.

On the ground floor of each property, there is a pleasant entrance hall with built-in cupboard storage and access to the garage and laundry room. For those seeking extra sleeping accommodation, the developer is happy to discuss the addition of a second bunk space on this level, which would mean that the chalet could comfortably sleep 8 people without compromising the living area.

Stairs to the first floor lead into a super open plan living area of more than 30m<sup>2</sup>, with fully-fitted kitchen, a cosy sitting room, and a spacious dining area with French windows opening onto the south-facing terrace of around 12m<sup>2</sup>. There is also a shower-room with wc on this floor.

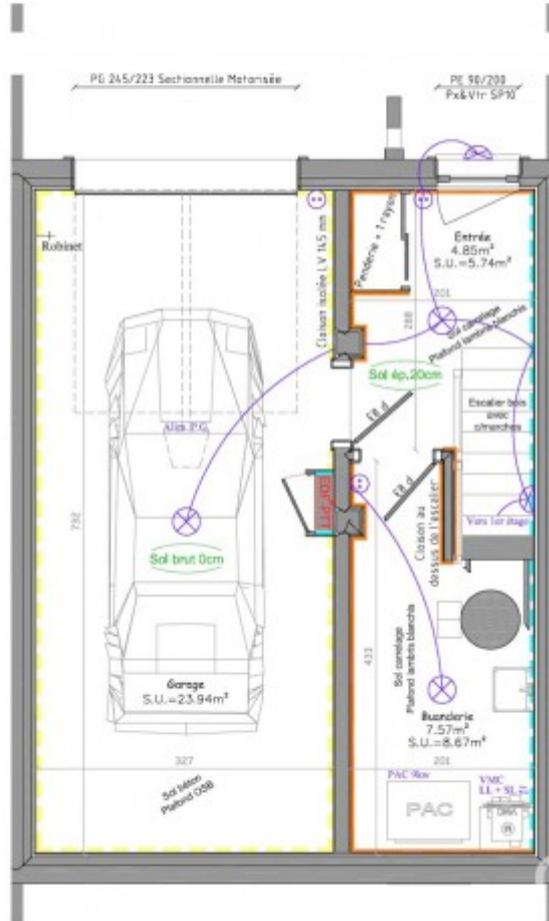
On the second floor, there are two double bedrooms and a further bunk bed room, as well as a family bathroom. The two double rooms share a balcony, and there is a small balcony accessible from the coin montagne, giving everyone the opportunity to admire the beautiful views over the surrounding mountains!

The chalet is built to current energy-saving and noise reduction standards so is fully insulated to the walls and roof, with double-glazed windows, the majority of which will be fitted with rolling shutters. The exterior of the chalet and balconies are finished in natural treated wood, and the developer offers a good choice of interior finishing for floors and walls.

The Chalet des Plagnes is nestled in a calm and pretty residential area of Morzine, with a super bakery nearby, so a short stroll for treats for breakfast or afternoon tea! The ski bus stop is also a very short walk away, giving ready access to the town centre as well as to all local ski areas.

The property is covered by the copropriété rules.

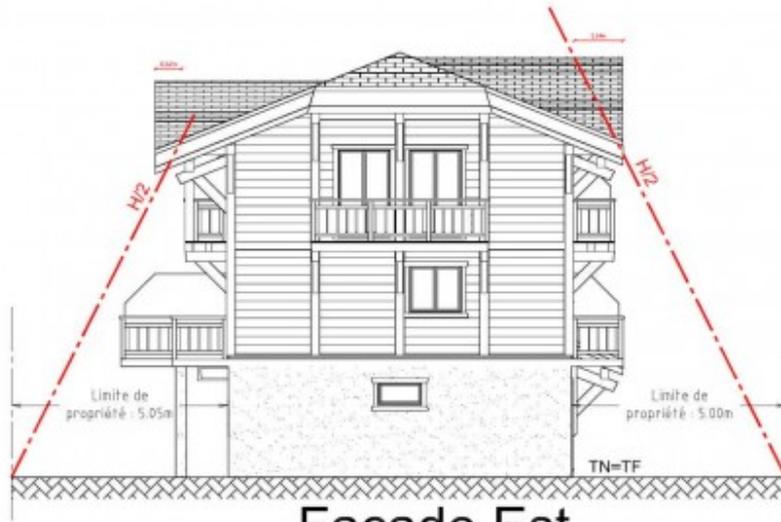
# Rez de Chaussée



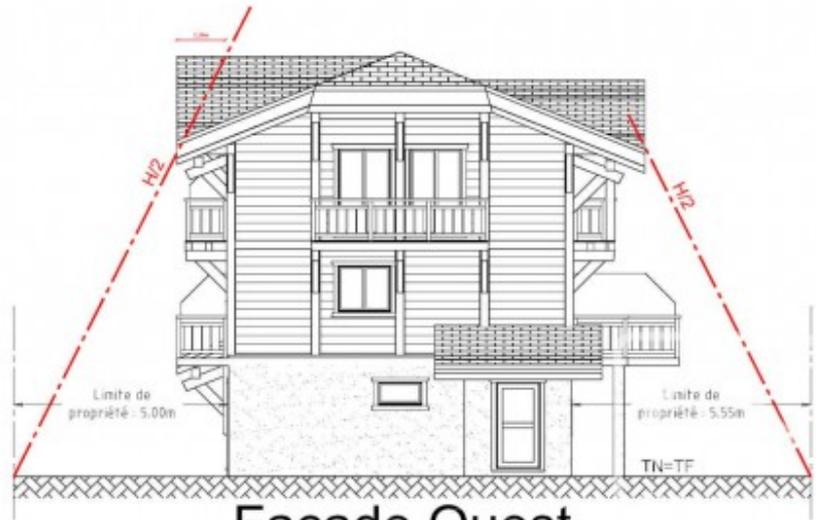






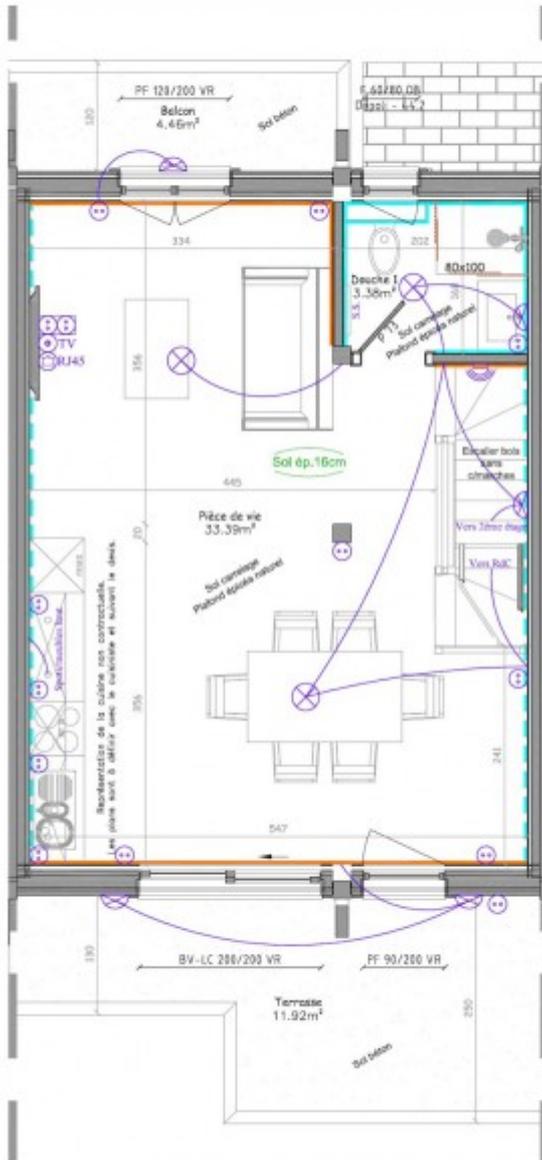


Façade Est



Façade Ouest

# 1er Etage



# 2ème Etage

