



**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

Web: www.alpine-property.com

## Chalet Combe à Zore

**Morzine, Morzine, Portes Du Soleil**

**865 000 €uros**



## Contact

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

**Tel:** +33 6 08 15 46 54

**Email:** marieanne@alpine-property.com

# Key Features

<b>Price</b>	865 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	18/01/2026
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	160 m <sup>2</sup>
<b>Land area</b>	443 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	300 m
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1176.00 Euros
<b>Energy efficiency rating</b>	G (369)
<b>CO2 emissions</b>	G (113)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Combe à Zore has an enviable location, situated within easy walking distance of all Morzine has to offer. The shops, bars and restaurants of the town are all within easy striking distance, and both the Pleney and Super-Morzine lifts are only around 5 minutes' walk away.

Set over 3 floors descending the mountainside, the chalet is entered at street level, which is the top floor.

The main living area includes a good-sized kitchen in a modern glossy red, fitted out with the usual mod cons. The kitchen opens onto the dining area, which wraps around to a cosy sitting room with balcony and views over Morzine town and across to the Super Morzine slopes.

The first double bedroom, with its en-suite shower room and access to the balcony, is on this level, and there is also a handy guest wc.

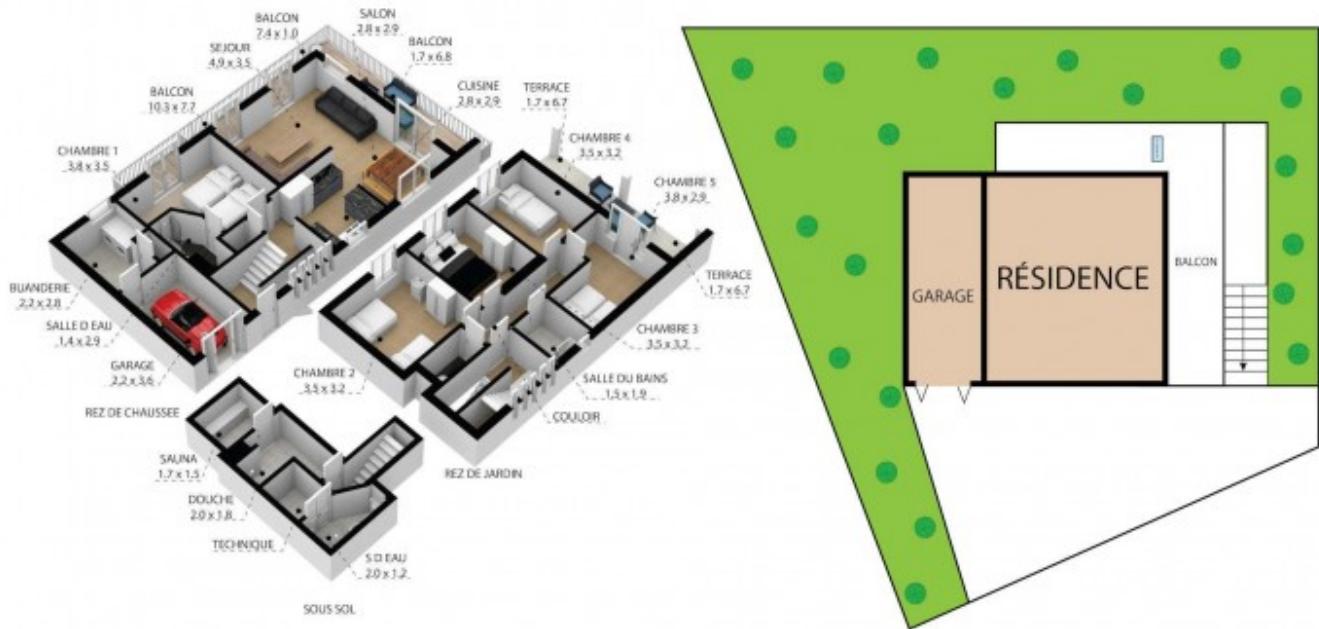
Descending to the floor below, you will find four double bedrooms, each of which is well-proportioned, light and airy, overlooking the little garden and the Supermorzine panorama. Each bedroom has a handy sink and shares use of the family bathroom with bath-tub, and the lower ground floor is home to a sauna with adjacent shower. There is a further separate bathroom on the basement floor, with shower, sink and WC.

Combe à Zore has a garden of a very manageable size, which is also safe and secure for children or pets.

The chalet has off-street parking for at least 2 vehicles, as well as a single garage, ideal for storing skis, boots and bicycles.

Given the size and excellent location of the property, Chalet Combe à Zore offers excellent rental income potential. The structure and exterior of the chalet is in good condition, and the slate roof is currently being renewed. The interior of the chalet, whilst comfortable and well-maintained, could do with an upgrade to bring it into line with the many top quality chalets that Morzine has to offer....an excellent opportunity to bring your own personality to the chalet!

Toutes les dimensions indiquées sont approximatives.



Toutes les dimensions indiquées sont approximatives.



