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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

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Chalet des Coeurs

Morzine, Morzine, Portes Du Soleil

1 195 000 €uros



Contact

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Key Features

Price	1 195 000 €uros
Status	FOR SALE
Last updated	24/05/2024
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	5
Bathrooms	3
Land area	1593 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	850 m
Nearest shops	2.1 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	1537.00 €uros
Energy efficiency rating	E (302)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

Chalet des Coeurs was constructed in 2010 to a high standard by a reputable local builder, and has been carefully maintained since its construction. The property is in excellent condition, with no work required other than adapting the interior decor to your own tastes.

The chalet is built over three floors, with the main entrance on the middle floor at street level. The front door opens into the entrance hall with built-in storage and stairs to the upper and lower floors, as well as internal access to the integral garage. The garage is tiled and insulated, and makes an ideal boot room/workshop.

The main floor of the chalet comprises an open plan kitchen-dining area and sitting room. The kitchen is fully fitted and equipped with all the usual appliances, and the dining area is a good size - perfect for convivial family gatherings. The living space has a cosy feel, with its focal-point a wood-burning stove, and access to the large terrace, the perfect spot for enjoying the afternoon sun, and the natural surroundings of the chalet.

Upstairs, there are three generous double bedrooms, one with its own private bathroom, and two with access to a shared balcony. A family bathroom with bath-tub and separate shower completes the top floor accommodation.

On the lower ground floor, there are two more large bedrooms, sharing a family bathroom. These bedrooms each have French windows leading into the garden for making the most of the tranquil setting. Also on this level, a substantial laundry room is a practical addition and also provides additional storage space.

The chalet has a small fenced garden, perfect for making the most of the beautiful setting in the summer months, with the land beyond falling away to the river Dranse bubbling along below.

There is off-street parking for 3 vehicles, along with a large cellar offering secure storage space for bikes, garden furniture, and the like.

The combination of Chalet des Coeurs' enviable natural setting with easy access to the slopes and the town centre

has been delighting a string of faithful holiday guests for a number of years, meaning that this property will also generate a good income return if that is of interest.











