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# Chalet La Cornette

**Morzine, Morzine, Portes Du Soleil**

**2 450 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	2 450 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	14/08/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	7
<b>Bathrooms</b>	4
<b>Floor area</b>	268 m <sup>2</sup>
<b>Detached</b>	No
<b>Heating</b>	Combined system
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	300 m
<b>Nearest shops</b>	150 m
<b>Garden</b>	No
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (111)
<b>CO2 emissions</b>	D (33)
<b>Agency fees</b>	Paid by the seller

## Property Description

Offering the best of all worlds in the centre of Morzine, Chalet La Cornette is an opportunity to acquire a truly traditional Savoyard property comprising, on the one hand, a beautifully renovated 5 bedroom chalet incorporating every comfort including cinema room, home office, and sauna and, on the other hand, a separate two-bedroom apartment, also renovated with style, ideal for rental flexibility or as accommodation for personnel.

The chalet is built over three levels, with the ground floor entranceway leading into a spacious heated vestibule, perfect for organising sports and outside wear and for keeping everything warm and dry. The ground floor is also home to the sauna with its adjacent shower room, and to a handy laundry room.

Moving upstairs, the main living area is beautifully decorated and light and airy, with plenty of picture windows – a real ‘wow’ room! The open-plan sitting room makes a cosy area to relax in the winter, with its central feature fireplace, and leads into a large dining space catered for by the stylish and fully equipped up-to-the minute kitchen.

A super cinema room is also to be found on the first floor, along with the first two bedrooms, which are very comfortably fitted out and share a good-sized, elegant bathroom.

Doors lead from the sitting and dining areas, and also from the larger of the two bedrooms, onto the balcony for an appreciation of the super views with a breath of fresh air!

The remainder of the sleeping accommodation is on the second floor, comprising two large bedrooms with a shared bathroom, and the lovely master bedroom with its ensuite shower room. Two of these rooms also have balcony access. And a further bonus on this level is the mezzanine area, full of light and the perfect place for a home office or quiet reading corner.

La Cornette incorporates an independent apartment at street level, Apartment L'Etoile, a delightful two bedroom property fully renovated with modern kitchen and bathroom and a cosy living room. L'Etoile is the perfect solution to questions of flexibility, allowing owners to continue using the property whilst perhaps renting out the main chalet, generating an income when the main chalet is in use, or providing accommodation for personnel looking after family and guests in La Cornette. L'Etoile has on-street parking and a large dedicated cave/bootroom.

On the practical front, the main chalet has a very large cave at basement level, which is perfect for all your storage needs and can be accessed from the interior of the chalet or from outside, via the separate area reserved for the apartment. La Cornette has several on-street parking places, and is also sold with two secure underground parking spaces located nearby.

The chalet has an excellent rental history, which could readily be continued under new ownership.

In the heart of Morzine, La Cornette is nestled in a peaceful setting amongst other residential chalets, yet only steps away from the restaurants, shops, and the ski lift bound for Avoriaz. The perfect place for creating special moments with friends and family!















