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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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Ferme des Udrezants

Morzine, Morzine, Portes Du Soleil

699 000 €uros



Contact

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Key Features

Price	699 000 €uros
Status	FOR SALE
Last updated	29/11/2024
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Floor area	240 m ²
Land area	477 m ²
Detached	No
Heating	None
Chimney	None
Ski access	Ski bus
Nearest skiing	3.2 km
Nearest shops	1.5 km
Garden	Yes
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

This superb traditional house of over 200m² is located on a 477m² plot in the Udrezants sector, near the centre of Morzine and on the road to Prodains and the Avoriaz cable car. Nestled in a very quiet area, the Ferme des Udrezants takes us on a true journey back to old Morzine, with its typical Savoyard houses, street-side drinking water troughs, and views of the nearby mountains. The farm is surrounded by a peaceful garden, offering beautiful views of a charming small chapel and, beyond, the Ressachaux and Pleney mountains.

The Ferme des Udrezants, currently uninhabitable, is the ideal opportunity to transform an old, typical house into a dream chalet which, after renovation according to the architect's plans, can reach a living area of 240m² with all comforts inside and out.

Once fully renovated, the farm will consist of:

In the basement, a 14m² games room or spa area;

On the ground floor, an entrance serving two double bedrooms, each with its own dressing room and ensuite bathroom, a guest shower room, and (accessed from the outside) a garage and a ski room;

On the first floor, a magnificent living space of almost 70m² in total, including a spacious open kitchen with dining area and a large living room, all with access to the balcony. Also on this level is a double bedroom with its own shower room, as well as a laundry room and a pantry/technical room;

In the attic, there will be two more double bedrooms, each with its own adjoining shower room.

Outside, there will be a private garden, and two small paved courtyards are also planned, plus parking for several cars, partly covered with a carport.

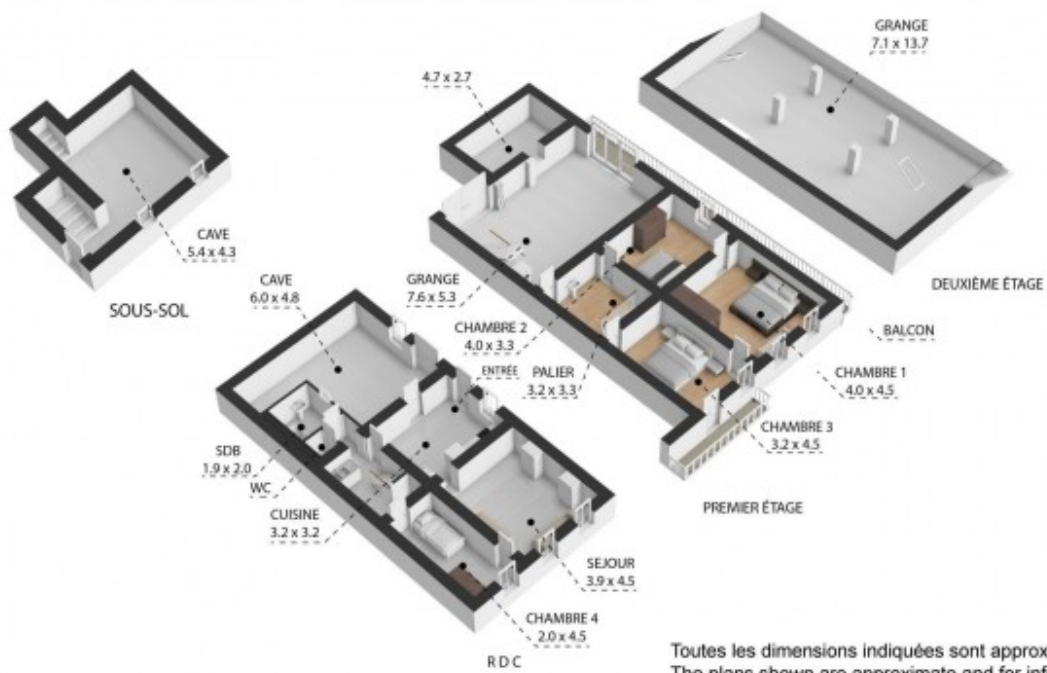
The farm is sold with a building permit and the architect's plans, as well as a general estimated budget to provide better visibility on renovation costs. We can also offer introductions to craftsmen who might be interested in carrying out this beautiful project to the buyer's taste. Certainly, it is a big project, but it is also a dream project that will, at the same time, have real investment coherence!











Toutes les dimensions indiquées sont approximatives.
The plans shown are approximate and for information purposes only.



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