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Chalet Requat

Morzine, Morzine, Portes Du Soleil

525 000 €uros



Contact

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Key Features

Price	525 000 Euros
Status	SOLD
Last updated	26/02/2014
Area	Portes Du Soleil
Location	Morzine
Village	Morzine
Bedrooms	5
Bathrooms	2
Floor area	110 m ²
Land area	500 m ²
Detached	Yes
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	2.2 km
Garden	Yes
Garage	Single
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A 5 bedroom chalet just over 1 km from the Prodains cablecar to Avoriaz and right on the regular ski bus route. Currently being used by the local owner as a rental chalet available for weekly rent. Often with a chalet of this size the main living area struggles to accommodate everybody. Not so with this property, there is ample space on the main floor and room for at least 10 around the dining table.

Recently built with a habitable floor area of about 110m² but with an actual floor area (so including the basement and the under eaves space) of closer to 180m², this chalet consists of:

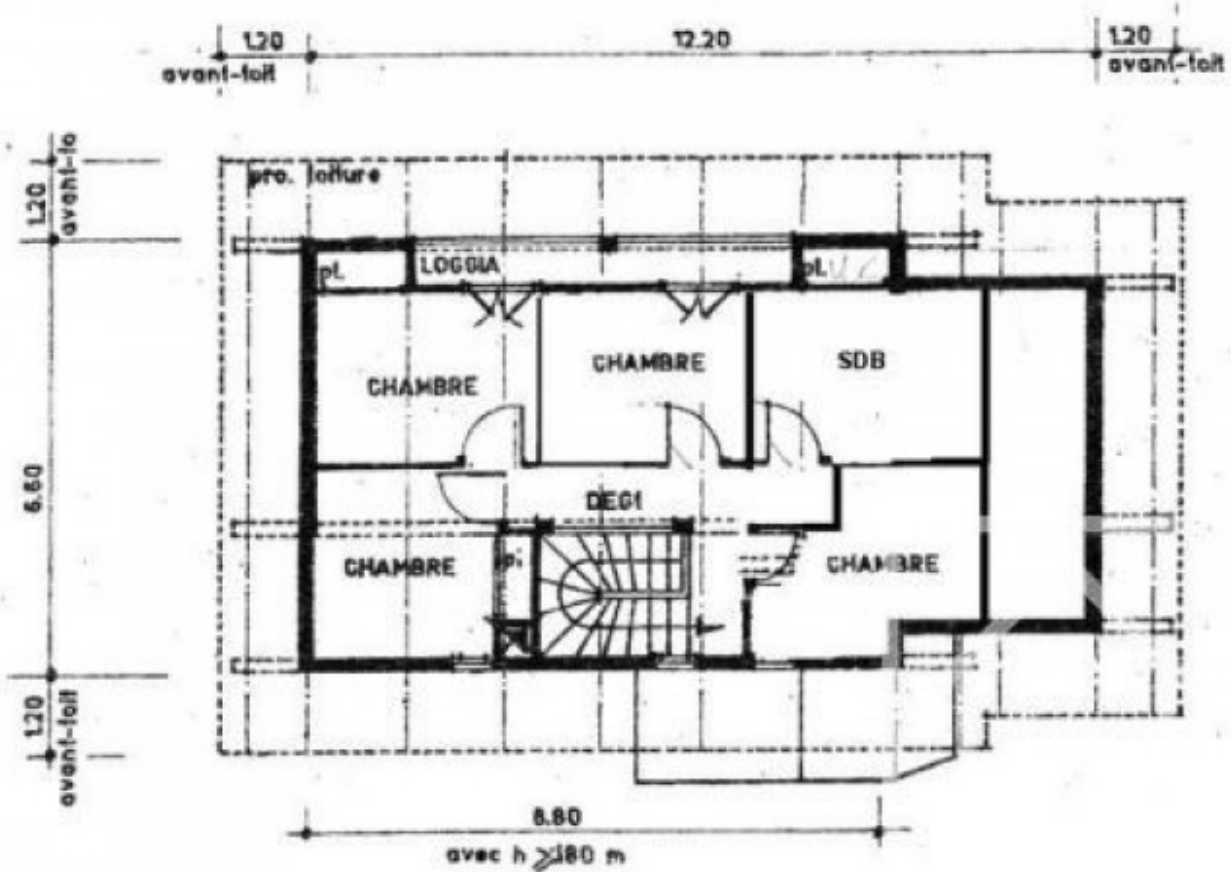
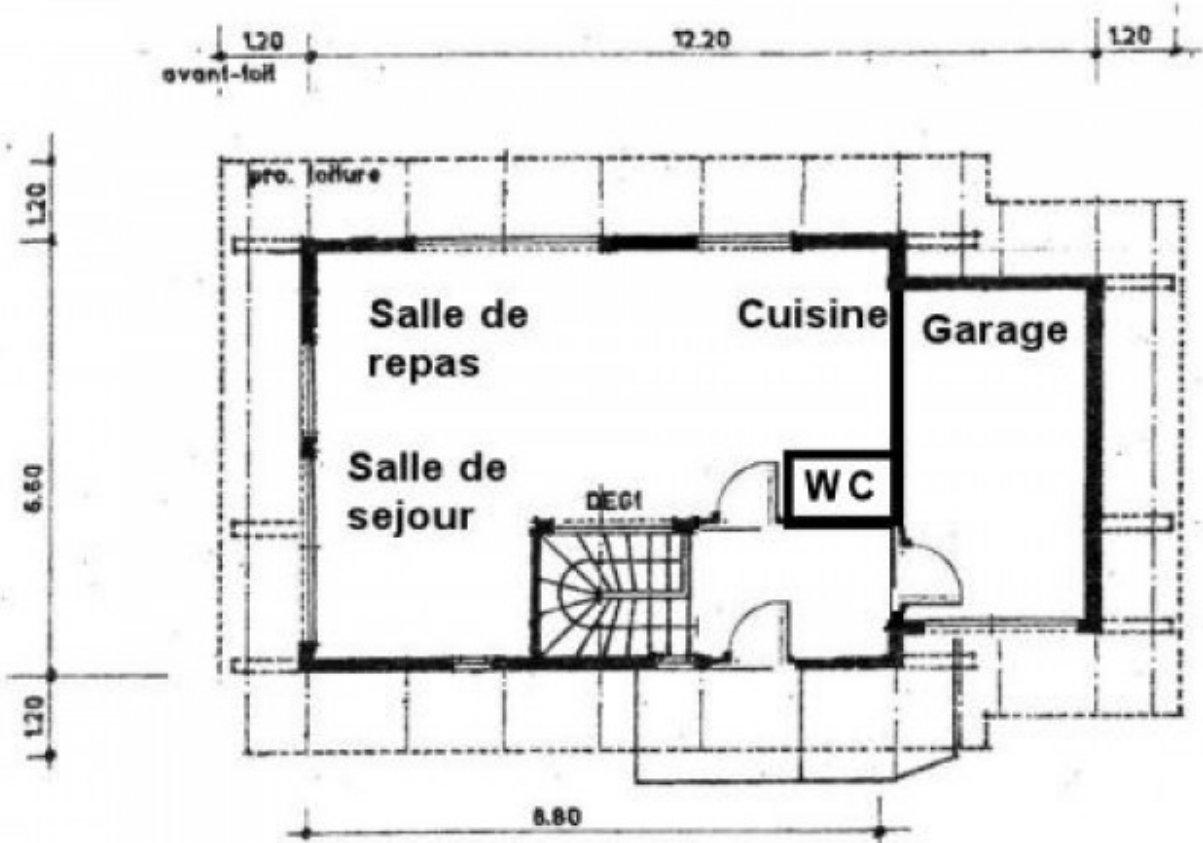
Basement: A large area that comprises of the whole footprint of the chalet (about 60m²), it is split into a games room, small bedroom, shower and wc, cave, boiler room, laundry room.

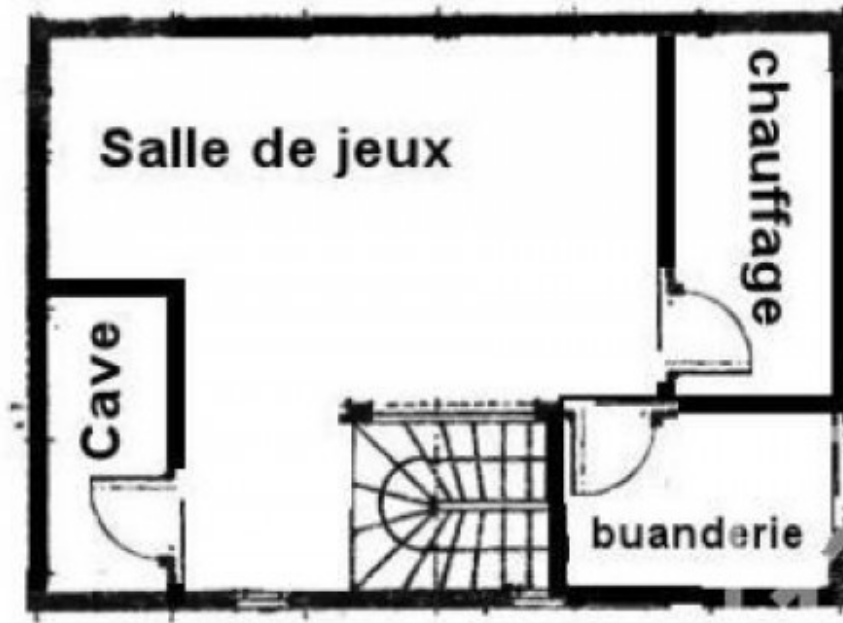
Ground floor: Entrance, open plan kitchen, dining and living area, access through large double doors onto a terrace, WC, access to the attached garage.

First floor: Double bedroom (1) with access onto the balcony, double bedroom (2) with shower cubicle, double bedroom (3) with shower cubicle, family bedroom (4) with bunks and single bed, shower room and WC.

The heating is from a modern wood chip boiler which provides under floor heating in the main living area. Externally there is ample parking, a garden and terrace.

Because this chalet was built less than 5 years ago the stamp duty and notaires fees will only amount to about 2.5%, as opposed to 7 to 8% on older properties.





Sous sol























