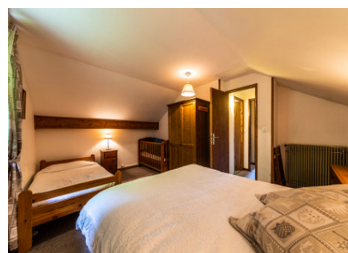


**FOR SALE, Morzine, Pleasant 3 bedroom chalet with potential for extension.**



## INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	655 m2



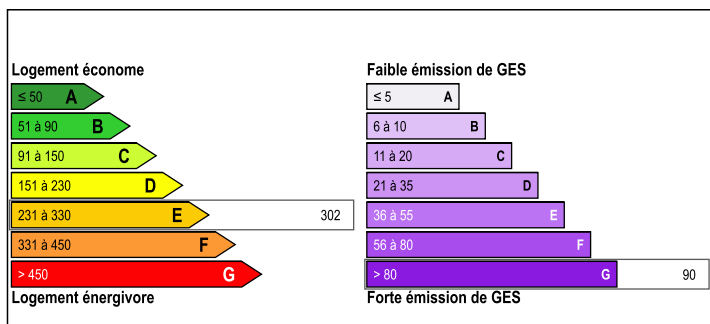
## IN BRIEF

This cosy detached chalet is situated at the end of a small dead-end.

Very close to the free ski bus stop, it permits quick and easy access to the pistes and Morzine village centre.

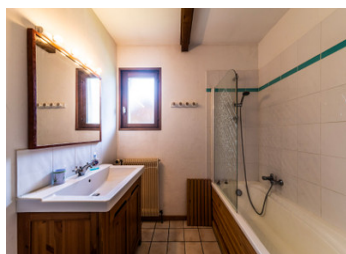
It also offers good rental potential thanks to its quiet, yet close to centre and slopes, position. The rental income could also be increased by the possibility of creating a further living/bedroom space within its large basement.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

More precisely this pleasant Ski Chalet is laid out as follows:

The main entrance hall is located on the upper garden level and leads to a spacious lounge/dining room with a nice wood-burning fireplace, opening onto the outside terrace and garden, a large fully equipped kitchen room with a dining area, a large double bedroom, and a bathroom.

On the first floor, there are 2 further spacious bedrooms with triple beds and a family bathroom with wc,

The lower level, which can be accessed via an internal staircase, is a large basement that offers great potential for conversion/renovation.

This currently consists of a spacious laundry and storage area, a boiler room, and a garage that can accommodate 2 to 3 vehicles.

A very good opportunity for a well-located chalet at a reasonable price.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES