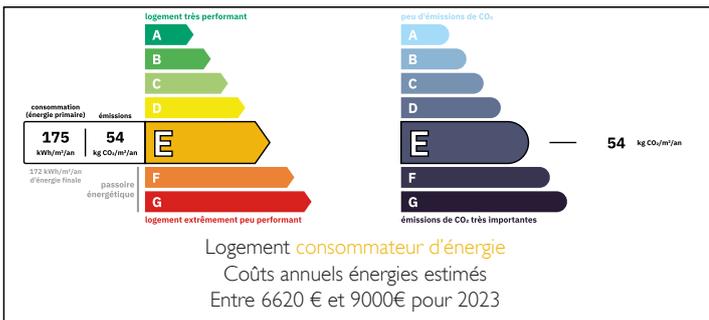


Luxury 5 bedroom alpine lodge with pool in a remote location accessible by tracked vehicle in winter, Graydon.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Morzine
Department:	Haute-Savoie
Bed:	5
Bath:	6
Floor:	300 m2
Plot Size:	1106 m2

IN BRIEF

Unique opportunity to buy a stunning 5 bedroom 'chalet d'alpage' – which includes a small apartment to renovate on the garden level– Graydon, above Essert Romand, 6km from Morzine.

If you are looking for a luxurious, mountain hideaway look no further. This beautiful property has been refurbished and is set in the idyllic mountain hamlet of Graydon.

The setting is truly Alpine and is accessible only by skidoo or tracked vehicle in the winter and both vehicles are included in the sale.

- Large open plan sitting/dining/bar area with an open fire
- 5 double bedrooms with ensuite bathrooms
- Semi professional kitchen
- Relaxation suite with indoor swimming pool, steam room and treatment rooms

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

This rarely available 5 bedroom luxury chalet is liveable all year round as the owners are including the snow mobile and tracked vehicle. From the chalet, it's just a 3 km drive to access the village of Essert-Romand where the roads are cleared of snow all winter.

The Graydon refuge is just a five minute walk from the chalet

Please note, if you wish to run the chalet as a business, winter rentals are complicated as the road up to Graydon is officially closed from November to March. Access is possible by tracked vehicle but contact us for more information.

Summary

Ground Floor

- 'Espace de vie' with bar, dining area, living room and a large open fireplace.
- French doors leading out to a west-facing wooden terrace.
- Semi professional kitchen
- WC with hand basin

First Floor

- 5 large luxury double bedrooms with ensuite bathrooms, plus mezzanine bedroom area.

Lower Ground Floor

- Boot/ski/bike store room
- Relaxation suite with swimming pool, steam room and treatment rooms.
- Swimming pool which opens out onto a terrace with hot tub and sauna that are both fired by wood.
- Private staff accommodation

Utilities

- Electricity currently provided by solar panels but the chalet will be connected to the national grid soon.
- Heating and hot water provided by an oil-fueled boiler. However, the owners are obtaining an

LOCAL TAXES

Taxe habitation: EUR

NOTES