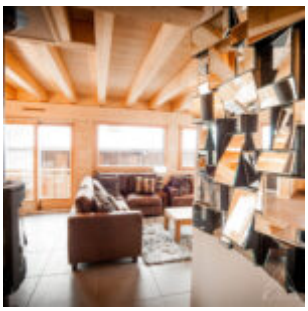
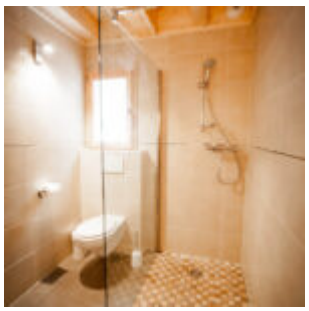
AGENCE
MY HOME
in the Alps

Le Cabri

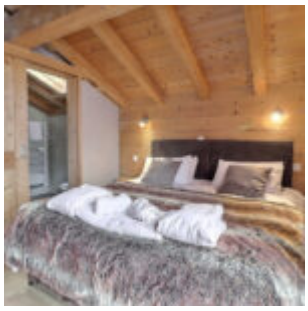
Price : 1 550 000€

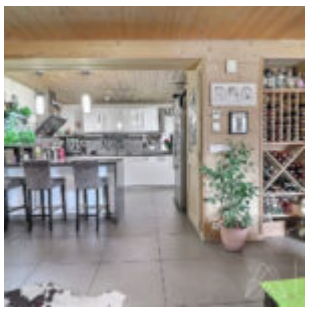






















Crafted by a highly respected local builder, this charming traditional chalet enjoys a prime location just a short stroll from the heart of Morzine village and moments from the shuttle bus stop providing easy access to the vast Portes du Soleil ski area.

Offering excellent rental potential, the property also includes a self-contained garden-level apartment, making it an outstanding investment opportunity or a second home for memorable holidays with family and friends.

Designed with both comfort and practicality in mind, the main chalet features a bright and spacious first-floor living area bathed in natural light through large picture windows.

The open-plan kitchen creates a welcoming space for entertaining, while the wood-burning stove provides the perfect setting to unwind after a day on the slopes.

Two generous terraces extend the living space outdoors: one with a hot tub for relaxing après-ski evenings or peaceful summer nights, and a second ideal for alfresco dining with family and friends.

This floor also offers a double bedroom with en-suite shower room, a large utility room, and a dedicated ski room.

On the upper floor are four inviting bedrooms, each with its own en-suite bathroom or shower room. Three of the bedrooms open onto private balconies, showcasing stunning views of the surrounding mountains.

The independent garden apartment offers additional flexibility, comprising two bedrooms, an office, a bathroom, and a laundry area. Its attractive open-plan living space and kitchen open

directly onto a superb terrace with breathtaking views towards the Pointe de Nantaux.

Further benefits include several outdoor parking spaces and the possibility of adding a garage. Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year’s energy prices 2022: between 4860.00 and 6640.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Beadrooms :7
Bathrooms :6
Surface area (m2) :230.00
Separate 2 bedroom apartment
Bus stop right by the chalet
Price :1 550 000€

PRESENTATION OF THE PROPERTY

Price :1 550 000
Charges mensuelles :0.00
Situation :Morzine
Meublé
Year of construction :2013
Type of heating :Chauffage au électrique

PARTS

Number of main parts :9
Beadrooms :7
Bathrooms :6

MOVE

Parking spaces :5

MY HOME IN THE ALPS

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AGENCE
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