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Morzine (Montriond) - New chalet - 6 bedrooms - 6 bathrooms - Land of 909 sq  
m - Spa - Sauna

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SELLING PRICE : €2,920,000

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## DESCRIPTION

Located a few minutes walk from the footbridge linking the center of the village of Morzine, this magnificent new chalet in brushed larch and Luzerne stone, built in 2022 on a plot of 909 sq m, offers a distribution, functional and optimized in half levels. It includes 6 bedrooms and 6 bathrooms (including a master bedroom and a children's dormitory sleeping 4), a TV lounge, a large living room opening onto a sheltered terrace facing the village and the Pleney slopes, an functional Italian design kitchen. All rooms open onto an outdoor space, including several beautiful sheltered terraces. A large double garage, a ski room and a TV lounge complete the interior fittings.

The garden is decorated with a large terrace-deck equipped with a sauna and a spa for relaxation, and in front of the chalet several parking spaces make it easier for guests to welcome. A free shuttle stop located just in front of the chalet will allow you to easily access the Ardent cable car and take you to the nerve center of the Domaine des Portes du Soleil (at the Morzine-Avoriaz-Châtel connection).

Note its exceptional energy rating due to the combination of triple-glazed aluminum frames, a heat pump and a double-flow VMC.

# FEATURES

Type de bien:	Chalet	Surface:	-	Terrain:	909.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A 45kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$770.00 et \$1,042.00

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