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Morzine - chalet at 325 sqm to renovate - A couple of meters from the Morzine center.

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SELLING PRICE : €1,462,800

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## DESCRIPTION

Very large, traditional 325 m<sup>2</sup> architect-designed chalet dating from the 1980s, in need of complete renovation with great potential.

Unobstructed view of the surrounding mountains.

The property comprises 3 levels; a spacious entrance hall, a double garage, a large office, a laundry room and a storeroom.

On the second floor, there's a kitchen, lounge, living room with a beautiful copper and stone fireplace, a master bedroom and bathroom. The bathroom opens onto a large terrace and balcony that wrap around the property.

The top floor comprises 4 en suite bedrooms and attic space that could easily be converted.

Outdoor parking.

Land of 2,280 m<sup>2</sup>.

# FEATURES

Type de bien:	Chalet	Surface:	-	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	-	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) : F 453kWh/m<sup>2</sup>.year

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

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$9,740.00 et \$13,240.00

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