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# Chalet des Coeurs

**Morzine, Morzine, Portes Du Soleil**

**1 195 000 €uros**



## Contact

Contact **Marie-Anne Denicolo** about this property.

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# Key Features

<b>Price</b>	1 195 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/05/2024
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Morzine
<b>Village</b>	Morzine
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Land area</b>	1593 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	850 m
<b>Nearest shops</b>	2.1 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1537.00 €uros
<b>Energy efficiency rating</b>	E (302)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

This immaculate chalet is located in the highly sought-after Vallée de la Manche area of Morzine, within striking distance of the Nyon cable car and around 25 minutes' walk from the centre of Morzine, along a riverside path. A short hop on the ski bus will also whisk you to the Nyon lift and Morzine town centre.

Chalet des Coeurs was built in 2010 to a high standard by a reputable local builder, and has been beautifully maintained since its construction. The property is in perfect condition, with no work required other than putting your own personal stamp on the property.

The chalet is constructed over three floors, with the main entrance on the middle floor at street level. The front door opens into the entrance hall with built-in storage and stairs to the upper and lower floors, as well as internal access to the integral garage. The garage is tiled and insulated, and makes an ideal boot room/workshop as an alternative to vehicle storage.

The main floor of the chalet comprises an open plan kitchen-diner and living room. The kitchen is fully fitted and equipped with all the usual mod cons. The dining area is perfectly proportioned for everyone to come together for a convivial family dinner, and the living space has a cosy feel, with its focal-point a wood-burning stove. An outdoor terrace is the perfect spot for al-fresco summer dining, taking in the sounds of the river below and the scenes of nature surrounding the chalet.

Upstairs, there are three very generous double bedrooms, one with its own private bathroom, and two with access to a shared balcony. A family bathroom with bath-tub and separate walk-in shower completes the top floor accommodation.

On the lower ground floor, there are two more large double bedrooms, sharing a family bathroom. These bedrooms each have French windows leading into the garden and making the most of the tranquil setting. Also on this level, a substantial laundry room is a very practical addition to the chalet, providing plenty of additional storage as well as space for the usual laundry appliances.

To the outside of the chalet, there is a small fenced-in garden with seating areas and lawn, perfect for making the most of the beautiful setting in the summer months. The land beyond falls away to the river below, providing a wonderful auditory backdrop with the sound of the river Dranse bubbling by.

On a practical note, there is off-street parking for approximately 3 vehicles, and there is also a substantial cellar offering secure storage space for bikes, garden furniture, barbecue and so forth.

The combination of Chalet des Coeurs' enviable natural setting with easy access to the slopes and the town centre has been delighting a string of faithful holiday guests for a number of years, meaning that this property will also generate a good income return if that is of interest.

























