



BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
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MONTRIOND

Morzine - Chalet of 528 sqm - 7
bedrooms - Indoor pool, spa &
panoramic views

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Located in the highly sought-after L'Élé area, between Morzine and Montriond, this architect-designed chalet enjoys a calm and discreet setting while remaining within easy reach of Morzine village centre and the ski slopes.

Set on a 2,463 sq m plot, the property occupies an elevated position with exceptional views over the village, the ski slopes and the surrounding peaks. Its south-west exposure ensures excellent natural light throughout the day, with beautiful sunsets to be enjoyed from the chalet's various terraces.

Arranged over 528 sq m across four levels, the chalet offers 7 bedrooms, including an elegant principal en-suite bedroom located on the main living floor. Opening onto the outside, this suite adds to the comfort and unique character of the property.

The main living area is centred around a striking central fireplace. Carefully selected materials combine the warmth of a traditional alpine chalet with a rare level of finish. The space opens generously onto large terraces designed for entertaining, sunny lunches, après-ski relaxation or summer evenings facing the mountains.

The chalet also features a complete wellness area, including a heated indoor swimming pool, sauna, steam room, massage room and fitness room. An outdoor jacuzzi, discreetly positioned on the terrace, offers a privileged setting from which to enjoy the surrounding landscape.

Additional features include a ski room, an integrated double garage and extensive additional outdoor parking.

With its location, generous volumes, panoramic views and exceptional level of specification, this chalet stands out as one of the most remarkable properties in Morzine.

3,950,000 €

- Agency fees payable by vendor
- Montant moyen de la quote-part de charges courantes 13,254 €/yearly
- Classe énergie 336 kWh/m².year (E)
- Classe climat 13 kg CO₂/m².year (C)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021, 2022, 2023 : 11,040 € - 15,000 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI74012022000000096
- Non-contractual information

Property characteristics

- Reference : JEP0648
- Area : 433 m²
- Rooms : 10
- Levels : 4
- Bedrooms : 7
- Fees : 13,254 €/yearly
- Heating : Individual Underfloor Electric
- Built in : 2004
- View : Panoramic, Mountains, Ski slopes
- Orientation : South-west

Areas

- 1 Land (2463 m²)
- Raised**
- 1 Entrance (6.74 m²)
- 1 Exercise room (24.28 m²)
- 1 Laundry room (7.24 m²)
- 1 Corridor (1.24 m²)
- 1 Cellar (18.24 m²)
- 1 Locker (13.44 m²)
- 1 Ski storage room (38.94 m²)
- 1 Corridor (1.76 m²)
- 1 Maintenance room (12.57 m²)
- 1 Indoor swimming pool (56.81 m²)
- 1 Sauna (5.12 m²)
- 1 Steam room (3.52 m²)
- 1 Lavatory (1.52 m²)
- 1 Shower room (1.54 m²)

Services

Fireplace, Double glazing, Sliding windows, Internet, Jacuzzi, Furnished, Car port, Outdoor lighting, Fire alarm system, Bike storage room, Intercom, Videophone, Swimming pool, Fitness, Spa

Proximities

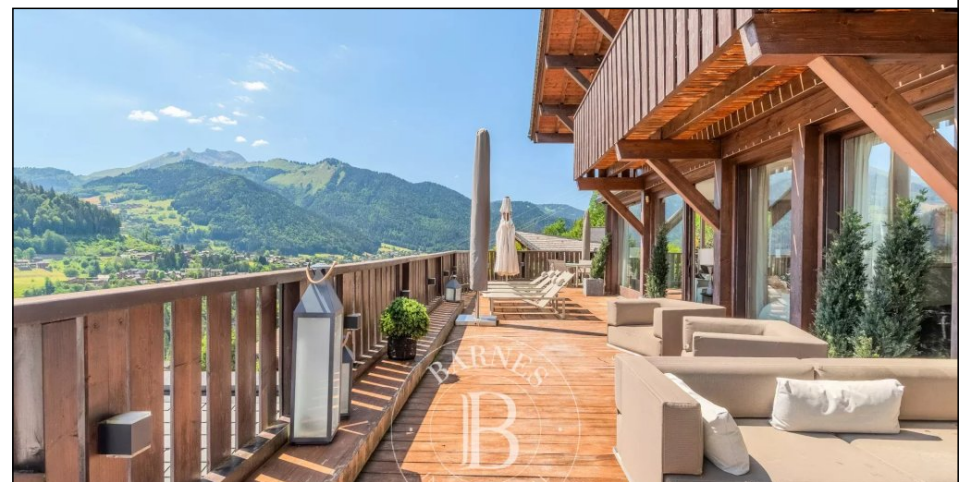
Airport (76.7 kilometre), Movies (2.7 kilometre), Shops (1200 metres), TGV station (70.8 kilometre), Lake (3.7 kilometre), Public pool (1.8 kilometre), Ski slope (2000 metres), Supermarket (1200 metres), Tennis (2.1 kilometre)

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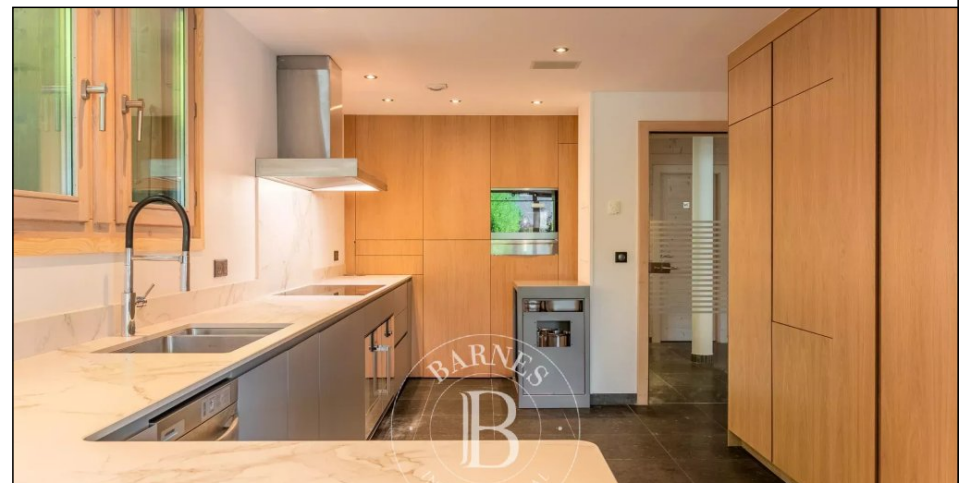
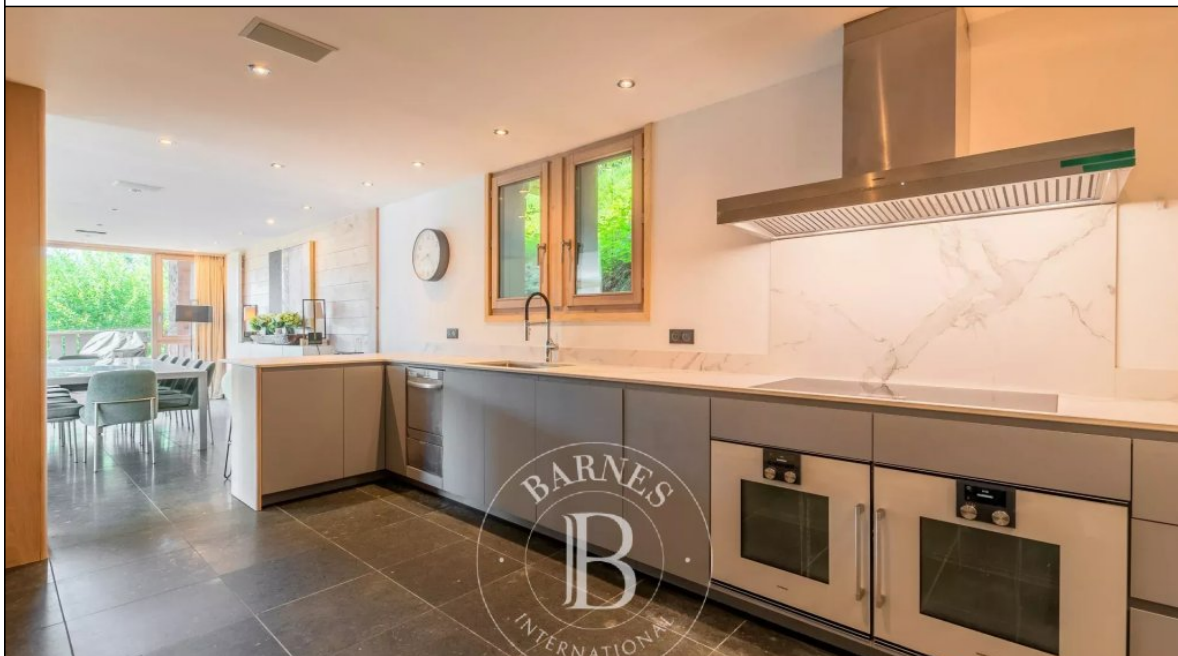
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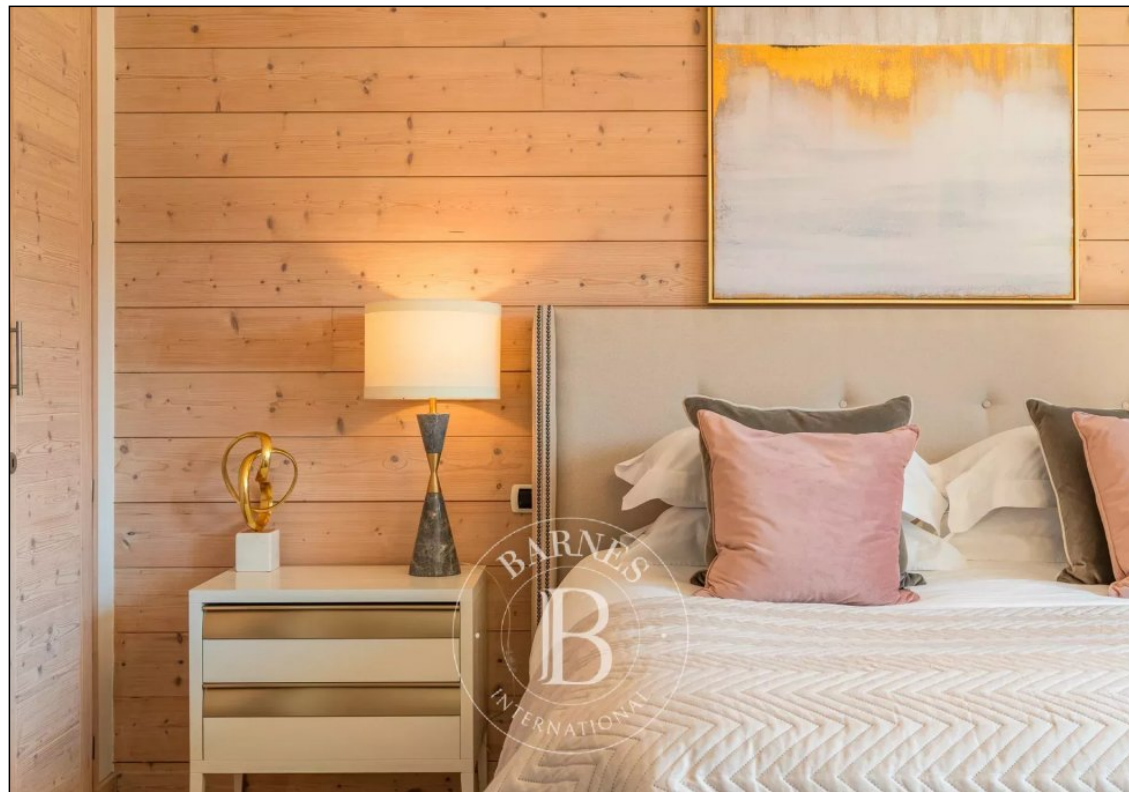
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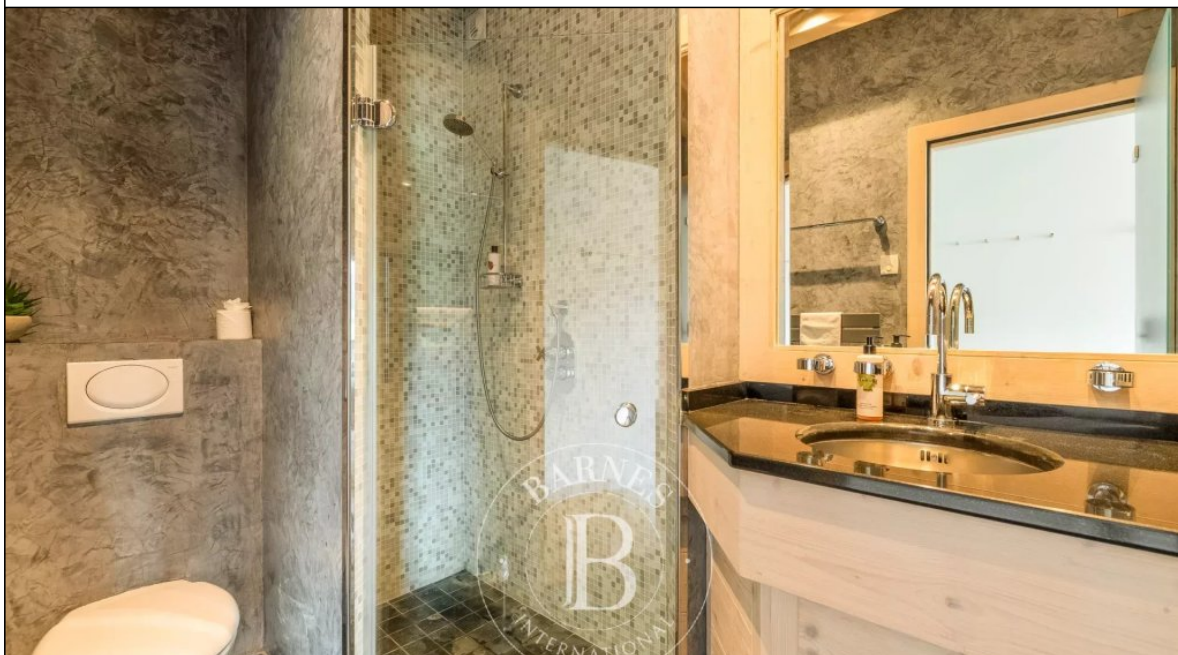
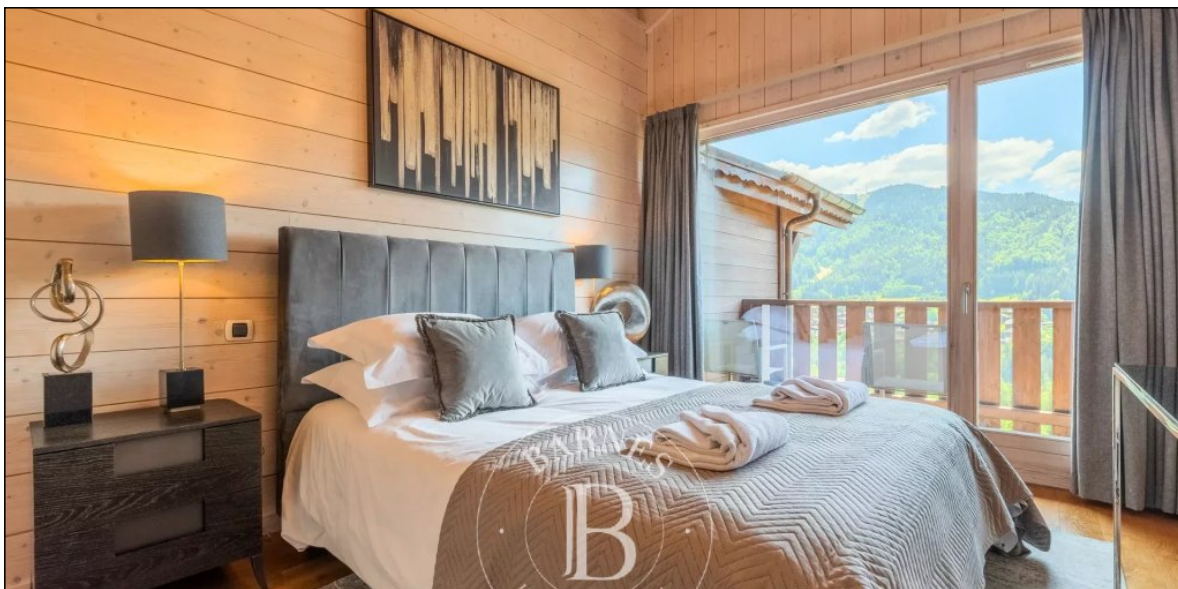
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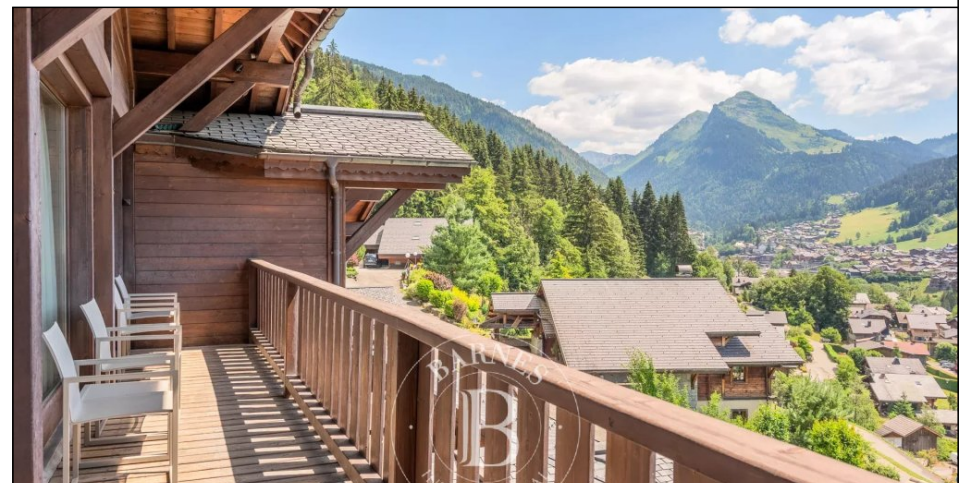
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